



**PLANNING, ZONING, & CODES
DEPARTMENT**

**ZONING
ORDINANCE**

LAFAYETTE, LOUISIANA

JANUARY 2012

LAFAYETTE CONSOLIDATED GOVERNMENT OFFICIALS

L. J. Durel, Jr., City-Parish President
Dee Stanley, Chief Administrative Officer

CITY-PARISH COUNCIL

Kevin Naquin, District 1
Jay Castille, District 2
Brandon Shelvin, District 3
Kenneth P. Boudreaux, District 4
Jared Bellard, District 5
Andy Naquin, District 6
Donald L. Bertrand, District 7
Keith Patin, District 8
William G. Theriot, District 9

PLANNING AND ZONING COMMISSION

Brian Blanchard
Bruce Conque
Lynne Guy
Troy Hebert
Greg Pickett

BOARD OF ZONING ADJUSTMENT

Elroy Broussard
Kerry Collins
Mark Gremillon
Steven McGinity
Stanford McNabb

PLANNING, ZONING & CODES DEPARTMENT

Eleanor L. Bouy, Director
Sharon Baudoin, Director's Executive Secretary
Richard L. Becker, Legal Counsel

Zoning Section

Jim Parker, Development Manager
Martin Griggs, Zoning Coordinator
Frank J. Thibeaux, Annexation Coordinator
Roxana Usner, Planner II

Leigh Hendricks, Planner I
Jim Schilling, Planner I
Kelly R. Russo, Planner I
Eric R. Tolle, Planner I
Leticia LeBlanc, Secretary I

LAFAYETTE ZONING ORDINANCE

January 2012

TABLE OF CONTENTS

ARTICLE I – SHORT TITLE	2
ARTICLE II – DEFINITIONS.....	3
ARTICLE III – ESTABLISHMENT OF DISTRICTS.....	15
Section 1 – List of Districts	15
Section 2 – Special Districts	15
Section 3 – Official Map.....	18
Section 4 – Interpretation of District Boundaries	19
Section 5 – Classification of Annexed Territory	19
Section 6 – Regulations of Areas Under Water.....	19
ARTICLE IV – GENERAL REGULATIONS	20
Section 1 – Use of Building or Land	20
Section 2 – Size and Location of Building	20
Section 3 – Yard Area.....	20
Section 4 – One Building to a Lot	20
Section 5 – Parking Lots.....	20
Section 6 – Signs	23
Section 7 – Home Occupations.....	41
Section 8 – Bed & Breakfast Facilities.....	43
Section 9 – Landscape Requirements	46
Section 10 – Lighting Requirements	57
ARTICLE V – SCHEDULE OF ZONING DISTRICT REGULATIONS.....	59
Zoning Districts	60
Off-Street Parking Requirements	78
Supplementary Regulations	81
ARTICLE VI – NON-CONFORMING USES.....	89
Section 1 – Existing Uses	89
Section 2 – Construction Approved Prior to Ordinance	89
Section 3 – Extension	89
Section 4 – Displacement	89
Section 5 – Alterations.....	89
Section 6 – Unsafe Structures.....	89
Section 7 – Changes.....	89
Section 8 – Vacant	89
Section 9 – Proof of Lease.....	90
Section 10 – District Changes.....	90
ARTICLE VII – ADMINISTRATION.....	91
Section 1 – Enforcement.....	91
Section 2 – Building Permits	91
Section 3 – Certificates of Occupancy.....	91

ARTICLE VIII – BOARD OF ZONING ADJUSTMENT	92
Section 1 – Legislative Intent	92
Section 2 – Existing Board	92
Section 3 – Name	92
Section 4 – Number of Members	92
Section 5 – Method of Appointment	92
Section 6 – Function of the Board	93
Section 7 – Meetings and Procedures	95
Section 8 – Organization and Quorum of the Board	95
Section 9 – Reports	95
Section 10 – Audit	96
Section 11 – Budget	96
Section 12 – Legal Representation	96
Section 13 – General Policy	96
Section 14 – Severability	96
Section 15 – Effective Date	96
Section 16 – Repeal	96
ARTICLE IX – VIOLATION AND PENALTY	97
Section 1 – Violation	97
Section 2 – Penalty	97
ARTICLE X – AMENDMENTS AND PETITIONS	98
Section 1 – Initiation of Amendments	98
Section 2 – Final Report from Zoning Commission Required	98
Section 3 – Public Hearing Required	98
Section 4 – Notification of Public Hearing Required	98
Section 5 – Procedure for Filing Petition	99
Section 6 – Amendatory Action by the City-Parish Council Within 90 Days from Receipt of Final Report	100
Section 7 – Conditional Rezoning	100
ARTICLE XI – INTERPRETATION	102
ARTICLE XII – VALIDITY	103
ARTICLE XIII – REPEAL OF CONFLICTING ORDINANCES	104
ARTICLE XIV – VARIANCE	105
APPENDIX A – LOT ILLUSTRATIONS	106
APPENDIX B – RECOMMENDED TREE AND SHRUB SPECIES	120
APPENDIX C – LOUISIANA AVENUE OVERLAY DISTRICT	124
APPENDIX D – LOUISIANA AVENUE I-10 OVERLAY DISTRICT	136
APPENDIX E – TRADITIONAL NEIGHBORHOOD/NEW URBANIST DEVELOPMENT (TND)	148

ORDINANCE O-191

AN ORDINANCE to amend and reenact Ordinance 927, Commission Form of Government Series, City of Lafayette, Louisiana and all zoning ordinances preceding same, as amended, entitled:

“AN ORDINANCE ZONING CERTAIN SECTIONS OF THE CITY OF LAFAYETTE, LOUISIANA, ESTABLISHING PENALTIES FOR THE VIOLATION OF SAID ORDINANCE AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH:”

so as to change and amend the old regulations and districts and define and set up new regulations and districts in order to regulate and restrict the size of all buildings and other structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population, the location and use of buildings, structures, and land for trade, industry, residence, or other purposes, and for said purposes divide the City into districts; to regulate and restrict the erection, structural alteration, or use of buildings or land therein; to provide for the change of such regulations, restrictions, and boundaries of zones; to provide the enforcement and authority of the provisions of R.S. 33:4721 – 4730.

WHEREAS, the City Council of the City of Lafayette, Louisiana, deems it necessary in order to lessen congestion in the public streets, to secure safety from fire, to promote health, safety and morals, and the general welfare, to provide adequate light and air; to avoid undue concentration of population; to facilitate adequate transportation, water supply, sewerage, schools, parks and other public requirements; to conserve the value of buildings and encourage the most appropriate use of land throughout the City in accordance with a comprehensive plan;

BE IT ORDAINED, by the City Council of the City of Lafayette, Louisiana, in regular session convened, that Ordinance 927, Commission Form of Government Series, City of Lafayette, Louisiana, and all zoning ordinances preceding same, as amended, be and the same are hereby amended and reenacted so that as amended and reenacted the same shall read as follows, to wit:

ARTICLE I – SHORT TITLE

Ordinance O-191, adopted by the Lafayette City Council on November 10, 1972, shall be known, referred to, and recited as the 1971 Zoning Ordinance, as amended.

ARTICLE II – DEFINITIONS

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future, and the plural includes the singular; the word “lot” includes the word “plot”; the word “building” includes the word “structure”; the word “shall” is intended to be mandatory; “occupied” or “used” shall be considered as though followed by the words “or intended, arranged, or designed to be used or occupied.”

ACCESSORY APARTMENT – An accessory apartment is a secondary, independent living facility located in, or on the same lot as, a single-family residence.

ACCESSORY BUILDING – An accessory building is a subordinate building or a portion of the main building on a lot, the use of which is customarily incidental, secondary, or minor to that of the main or principal building.

ACCESSORY USE – An accessory use is a use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

ADJACENT – as used in this Zoning Ordinance and for all applications of this Zoning Ordinance, the term “Adjacent” shall mean adjoining, abutting, touching, and sharing a common boundary.

AIRPORT – The term airport shall mean any area of land or water which is used or intended for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.

ALLEY – An alley is a public or private thoroughfare which affords only a secondary means of access to the rear of abutting property fronting on another thoroughfare and not intended for general traffic circulation.

ALTERATION (STRUCTURAL) – A structural alteration is any change other than incidental repairs which would prolong the life of the supporting members of a building such as the addition, removal, or alteration of bearing walls, columns, beams, girders, or foundations.

ANIMAL HOSPITAL (A) – An animal hospital is any building or portion thereof designed or used for the care and observation of animals under medical treatment, supervised by a licensed veterinarian. The treatment of animals shall be limited to the confines of the principal building and shall not be permitted in ancillary or accessory buildings. No outside kennels are permitted.

ANIMAL HOSPITAL (B) – An animal hospital is any building or portion thereof designed or used for the care, boarding, grooming, observation, or treatment of animals, supervised by a licensed veterinarian.

APARTMENT – An apartment is defined as a room or suite of rooms (excluding single-family detached dwellings or two-family dwellings) designed for or used as living quarters for a person and/or persons, said suite has rooms to include bath and kitchen facilities.

APARTMENT HOTEL – An apartment hotel is a hotel in which at least 90 percent of the hotel accommodations are available for occupancy by permanent guests.

APARTMENT HOUSE – See “DWELLING, MULTIFAMILY.”

AUTO LAUNDRY OR CARWASH – An auto laundry is a building or portion thereof containing facilities for the simultaneous washing of automobiles.

AWNING – An awning is a roof-like cover, temporary in nature, which projects from the wall of a building or roof overhang and is supported by cantilevering or bracketing from the face of the building.

BAR – A bar is an establishment wherein the main source of revenue is the sale of alcoholic beverages which are customarily consumed on the premises.

BED AND BREAKFAST FACILITIES – See Article IV, Section 8

BILLBOARD – See Article IV, Section 6

BOARDINGHOUSE – A boardinghouse is a building other than a hotel where meals or lodging, or both, are provided for compensation by pre-arrangement for a definite period.

BUILDABLE AREA – The area of that part of the lot not included within the yards or open spaces herein required is known as the buildable area.

BUILDING – A building is any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of persons, animals, or property of any kind.

BUILDING AREA – The building area is the total area, to the outside of walls, taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces, drives, and uncovered parking.

BUILDING HEIGHT – The building height is the vertical distance as measured from the established or lot grade to the highest part of the roof.

BUILDING SITE – A building site is a parcel of land composed of one or more lots upon which a building(s) and the accessory building(s) are located or can be located; and also includes such open spaces as are required by this Ordinance.

CAFETERIA – A restaurant at which patrons serve themselves at a counter and take the food to the tables to eat.

CAMP – A camp is a dwelling unit designed to house persons for short periods of time rather than indefinite periods as single-family dwellings are.

CAMPERS, CAMPING TRAILERS – These units are not designed for use as single-family dwellings, but rather as camps, and shall include units which are self-propelled.

CANOPY – A canopy is a roof-like structure projecting from a wall that is cantilevered or supported in whole or in part by vertical supports to the ground and erected primarily to provide shelter from the weather.

CARPORT – A carport is an automobile shelter usually formed by extension of the roof from the side of a building, with one or more open sides.

CARWASH – See “AUTO LAUNDRY.”

CERTIFICATE OF OCCUPANCY – See Article VII, Section 3.

CHILD CARE FACILITY, COMMERCIAL – A facility that is licensed as such by the State of Louisiana and provides non-medical care to children, normally for periods less than 24 hours. It serves more than six children and/or is operated by a person who is not a resident of the site.

CHILD CARE FACILITY, RESIDENTIAL – A facility that is licensed as such by the State of Louisiana and provides for non-medical care to children, normally for periods less than 24 hours. It serves six children or less, and the operator is a resident of the site.

CLINIC – A clinic is a building or portion thereof designed for or used by one or more physicians, surgeons, dentists, psychiatrists, physiotherapists, or practitioners in related specialties, or combination of persons in these professions who do not offer in-patient care.

CLUB OR LODGE, PRIVATE – A private club or lodge is a non-profit association of persons which owns, rents, or leases a building, or portion thereof; the use of such premises being restricted to members and guests.

COMMISSION – The Commission shall constitute a parish planning commission in that portion of the Parish outside of the City of Lafayette and a city planning and zoning commission for the City of Lafayette. Except as otherwise provided by the Home Rule Charter, the City-Parish Planning and Zoning Commission shall have all of the powers and duties conferred or imposed on Parish and City planning commissions by the general laws of the State.

COMPATIBLE USE – A compatible use is a use which is capable of existing in harmony with other uses situated in its immediate vicinity.

CONDOMINIUM – A condominium is any land or building and parts of a building thereon which would normally be used by all the occupants such as yards, foundations, basements, floors, walls, hallways, stairways, elevators, and all other related common elements, together with individual ownership of a particular unit or apartment in such building.

CONFORMING BUILDING, STRUCTURE, OR USE – A conforming building, structure, or use is one which complies with all the regulations of this Ordinance or any amendments hereto for the zoning district in which such building or structure is located.

COURT – An open space which may or may not have access, and around which is arranged a single building or a group of related buildings, is known as a court.

DIRT PIT, SAND PIT OR SIMILAR EXCAVATION – An excavation from which extracted dirt, clay, sand or gravel is or may be used at the same location or may be transported for use at a different location and which has one or more of the following characteristics:

1. Exceeds a total surface area of 10 acres; or
2. The excavated area exceeds an average depth of 25 feet at any time after the commencement of excavation; or
3. The time needed for completion will exceed 180 days.

DISTRICT – Any section of the City of Lafayette in which the zoning regulations are uniform is known as a district.

DORMITORY – See “BOARDINGHOUSE.”

DRIVE-IN ESTABLISHMENT – An establishment which accommodates patrons in automobiles, from which the occupants may purchase goods or services which may be consumed or utilized on the premises. Such an establishment may also serve customers inside the building.

DRIVE-THRU ESTABLISHMENT – An establishment designed so as to accommodate patrons to purchase goods or services from an automobile, the consumption or utilization of which shall be off premises. Such an establishment may also serve customers inside the building.

DRUG STORE – A business authorized by state law to dispense prescription drugs.

DUPLEX – See “DWELLING, TWO-FAMILY.”

DWELLING – A dwelling is any building which is designed for or used exclusively for residential purposes.

DWELLING, MULTIFAMILY – A multifamily dwelling is a building designed as a residence for more than two families living separately, including apartment houses, apartment hotels, flats, and group houses.

DWELLING, SINGLE-FAMILY – A single-family dwelling is a detached building designed as a residence for one family.

DWELLING, TWO-FAMILY – A two-family dwelling is a building designed as a residence for two families living separately, commonly called a duplex.

DWELLING UNIT – A dwelling unit consists of one or more rooms, including a bathroom and complete kitchen facilities, which are arranged, designed, or used as living quarters for one family.

FAMILY – A family is defined as one or more persons who are related by blood or marriage living together and occupying a single housekeeping unit, or a group of not more than four single persons living together by joint agreement and occupying a single housekeeping unit on a non-profit, cost-sharing basis. Domestic servants residing on the premises shall be considered as part of the family.

FARM – A farm is any parcel of land which is used for gain in the raising of agricultural products, livestock, poultry, or dairy products on sites of five acres or more. It includes necessary farm structures within the prescribed limits and the storage of equipment used.

FENCE, PRIVACY – As required for certain developments, minimum six-foot high barrier constructed of masonry or other durable, solid material, including low maintenance wood. (See “Supplementary Regulations”)

FILLING STATION – See “SERVICE STATION.”

FLOOR AREA – Floor area is the sum of the gross horizontal areas of the several floors of the main buildings but not including the area of roofed porches, terraces, or breezeways. All dimensions shall be measured between the exterior faces of the walls.

GARAGE, PARKING – A parking garage is a building, land, or portion thereof designed or used for the temporary storage of motor-driven vehicles with or without the retail dispensing, sale, or offering for sale of motor fuels, lubricants, and tires, or indoor car washing, minor motor adjustment, and flat tire repair when such operations are incidental to the storage of motor-driven vehicles.

GARAGE, PRIVATE – A private garage is an enclosed space for the storage of motor vehicles, provided that no business, occupation, or service is conducted for profit therein, nor space therein for more than one car is leased to a non-resident of the premises.

GARAGE, PUBLIC – A public garage is a building, land, or portion thereof other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, or storing motor-driven vehicles.

GARAGE, STORAGE – A storage garage is an enclosed space for the storage of vehicles pursuant to previous agreement and not to transients; to include principally, but not to restrict, the occupants of those premises for which the storage garage is being built, and at which automobile fuels and oils are not sold and motor vehicles are not equipped, repaired, hired, or sold.

HOME, CONVALESCENT – See “NURSING HOME.”

HOME OCCUPATION – A home occupation as applied to all residential districts shall be considered as a use for commercial purposes conducted within a dwelling unit by the resident(s) thereof, which is clearly secondary to the use of the dwelling for living purposes, and which does not change the residential character of the dwelling unit or its surroundings. See Article IV, Section 7.

HOSPITAL – A hospital is a place devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for not less than 24 hours in any week of three or more non-related individuals suffering from illness, disease, injury, or deformity, except homes for the aged or nursing or convalescent homes.

HOTEL – A hotel is a building containing rooms intended or designed to be used or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes by guests and transients and where only a general kitchen and dining room are provided within the building or in an accessory building.

HOTEL, APARTMENT -See “APARTMENT HOTEL.”

HOTEL, SMALL – Essentially the same as “hotel” but does not contain more than 50 guest rooms and does not exceed three stories in height.

INCOMPATIBLE USE – An incompatible use is a use which is incapable of existing in harmony with other uses situated in its immediate vicinity.

INSTITUTION – An institution is a building or group of buildings designed or used for the non-profit, charitable, or public-service purposes of providing board, lodging, or health care for persons aged, indigent, or infirmed; or a building or group of buildings for the purpose of performing educational or religious services and offering board and lodging to persons enrolled for training.

INTEGRATED BUSINESS CENTER – A development with two or more attached or detached businesses, on one or more lots, designed as a unit with identifiable boundaries, and served by common features such as shared access and/or parking facilities and signs. Configuration and design shall include such features as: identification by a single name or consistent architectural style, and the appearance or public impression that the center acts as a single facility. When separated by public or private streets, the Board of Zoning Adjustment shall have the authority to declare a group of lots to be an integrated business center.

JUNKYARD – As used in this Zoning Ordinance and for all applications of this Zoning Ordinance, a facility for storing, keeping, abandoning, selling, dismantling shredding, compressing, demolishing, or salvaging scrap, discarded material or equipment – which shall include but not be limited to metal, paper, rags, tires, bottles, motor vehicles or motor vehicle parts, machinery, structural steel, equipment and appliances. Examples of “junkyard” include but are not limited to:

1. Facilities or sites for separating trash and debris from recoverable or recyclable resources, such as paper products, glass, metal cans and other products; and
2. Facilities or sites where damaged and/or wrecked and/or dismantled and/or partially dismantled motor vehicles are stored for periods of no longer than ninety (90) days; and
3. Facilities and sites where motor vehicle parts may be removed and stored, sold or salvaged.

KENNEL – A kennel is any premise on which animals are maintained, boarded, bred, or cared for, in return for remuneration; or are kept for the purpose of sale.

KINDERGARTEN – A kindergarten is a school for children which attempts to cultivate a normal aptitude for exercise, play, observation, imitation, and socializing.

LANDSCAPING – For all definitions pertaining to landscape requirements, see Article IV, Section 9.

LAUNDROMAT – A business which provides for the hire and use on the premises of self-service washing, drying, and/or ironing machines is known as a laundromat.

LINE, RIGHT-OF-WAY – A right-of-way line is the boundary or dedication line of a street.

LINE, STREET – A dividing line separating a lot, tract, or parcel of land from an adjacent street is known as a street line.

LOCAL/RESIDENTIAL STREET – A local or residential street is a street shown as such on the Consolidated Thoroughfare Plan of the Lafayette Consolidated Government.

LODGING HOUSE – See “ROOMING HOUSE.”

LOT – A lot is defined as a parcel of land occupied or capable of being occupied by one building and the accessory buildings or uses customarily incidental to it, including such open spaces as are required by this Ordinance.

LOT, CORNER – A corner lot is a lot abutting two or more streets at their intersection.

LOT, DEPTH OF – The depth of a lot refers to the horizontal distance between the front and rear lot lines, measured in the general direction of its side lot lines.

LOT, FRONTAGE OF – The frontage of a lot is the length of all the property of such lot fronting on a street and measured between the side lot lines.

LOT, INTERIOR – An interior lot is a lot other than a corner lot.

LOT LINES – Lot lines refer to the property lines bounding a lot as defined herein.

LOT OF RECORD – A lot of record is a lot which is part of a subdivision, the map of which has been recorded in the office of the Parish Clerk of Court; or a parcel of land which became legally established and defined by deed or act of sale on/or before the adoption of this Ordinance.

LOT, WIDTH OF – The width of a lot refers to the mean width measured at right angles to its depth.

LOUNGE – See “BAR.”

MAJOR STREET – A street shown as a major street on the Consolidated Thoroughfare Plan of the Lafayette Consolidated Government is a major street.

MANUFACTURING, LIGHT – Light manufacturing is the manufacturing or processing of materials employing electrical or other unobjectionable motive power, utilizing hand labor, or other unobjectionable machinery or processes, and free from any objectionable odors, fumes, lint, vibration, or noise.

MANUFACTURING, RETAIL – Baking, confectionery, dress making, dyeing, laundry, printing, tailoring, upholstering, and similar establishments, and businesses of a similar and no more objectionable character. Goods or products manufactured or processed may be sold at retail or wholesale on or off the premises.

MINIWAREHOUSE/SELF-STORAGE – See “SELF-SERVICE STORAGE FACILITY”.

MOBILE HOME – A mobile home is a dwelling unit which is or can be capable of being transported from place to place using wheels that are or could be attached to the unit itself. These units, for the purposes of this Ordinance, must have at least one bedroom, a kitchen, bathroom, and one other room used generally for living.

MOBILE HOME PARK – A mobile home park is an area providing spaces where one or more mobile homes can be or are intended to be parked, with flush toilet and bathing facilities provided on the site.

MOTEL – A motel is an establishment which:

- (1) Is intended primarily for automobile transient guests.
- (2) Provides sleeping accommodations in rooms for pay.
- (3) Provides customary motel services such as maid service, furnishing and laundering of linen, telephone and secretarial or desk service, and the provision and maintenance of furniture.

MOTOR VEHICLE – A motor vehicle is a vehicle which is self-propelled.

NIGHTCLUB – See “BAR”

NON-CONFORMING USE – A non-conforming use is a structure or land lawfully occupied by a use that does not conform to the regulations of the district in which it is situated.

NURSERY – A nursery is a place for the propagation of small trees, shrubs, and plants; when permitted in a residential zone, the nursery may not cover an area greater than 2,000 square feet and must be located in the side or rear yard only; and only the products grown on the premises may be sold on site.

NURSING OR CONVALESCENT HOME – A nursing home is a building or part thereof, providing shelter, board, and nursing care for three or more persons of all ages not related to the operator, requiring such care because of infirmities of old age, illness, and/or disability of a physical or mental nature.

OPEN SPACE – Any area of a lot, site, tract, or plot exclusive of structures, driveways, parking, or open storage areas, which is open to the sky, is known as open space. In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size in all zoning districts, excluding the Special Districts.

OUT PARCEL – A parcel of land abutting and external to the larger main parcel, which may be under separate ownership and has roadway frontage.

PARKING LOT – A parking lot is an open area which is used for temporary parking of motor vehicles.

PARKING LOT, COMMERCIAL – A commercial parking lot is an open area which is used for temporary parking of motor vehicles and for which service a fee is charged.

PARKING LOT, PRIVATE – A private parking lot is an open area which is used for the temporary parking of motor vehicles which is an adjunct to the operation of a business or industry.

PARKING SPACE – A parking space is the off-street space available within property boundary lines for the parking of one motor vehicle as approved by Traffic Engineering.

PERSONAL SERVICE SHOP – A personal service shop is a business establishment such as a barbershop, beauty parlor, massage, or similar personal service shops.

PRINTING AND GRAPHICS – A business engaged in the custom design and/or reproduction of written or graphic materials. Typical processes include computerized design and printing, photocopying, and facsimile sending and receiving.

PROPERTY LINES – Property lines are the lines bounding a lot, as defined herein.

PUBLISHING – A business which produces publications using equipment capable of high-volume, large scale output.

RAILROAD RIGHT-OF-WAY – A railroad right-of-way is a strip of land with tracks and auxiliary facilities for track operation, but not including freight depots or stations, loading platforms, train shed, warehouses, car or locomotive shops, or car yards.

RESTAURANT- A retail establishment offering food and beverage for consumption on the premises where the major source of revenue is the sale of food. For establishments which serve alcoholic beverages, a restaurant shall be distinguished from a bar or lounge by further having the following minimum requirements:

- A. Is a place of business whose purpose and primary function is to take orders for and serve food and food items;
- B. Serves alcoholic beverages in conjunction with meals;
- C. Serves food on all days of operation;
- D. Maintains separate sales figures for alcoholic beverages;
- E. Operates a fully equipped kitchen used for the preparation of uncooked foods for service and consumption of such foods on the premises;
- F. Derives greater than 50% of its gross sales income from the sale of food and food items rather than alcoholic beverages.

ROOMING HOUSE – A rooming house is a residential building or portion thereof containing sleeping rooms which will accommodate persons who are not members of the keeper's family.

SANITARIUM – A sanitarium is an institution for the recuperation and treatment of victims of physical or mental disorders.

SCHOOL, BUSINESS/PROFESSIONAL – A business school is a privately owned school offering instruction in accounting, secretarial work, business administration, fine or illustrative arts, trades, dancing, music, and similar subjects.

SCHOOL, PRIVATE – A private school is one which is privately owned which has a curriculum essentially the same as ordinarily given in a public elementary or high school. The term includes day nurseries and kindergartens.

SCHOOL, TRADE OR INDUSTRIAL – A trade or industrial school is an establishment, public or private, offering training to students in skills required for the practice of trades in industry.

SELF-SERVICE STORAGE FACILITY – A building or group of buildings in a controlled-access compound that contains varying sizes of individual, compartmentalized, controlled-access stalls or lockers for the storage of customers' goods or wares.

SERVICE STATION – A service station is any building or land used for the dispensing, sale, or offering for sale at retail of any automobile fuels, lubricants, or tires except that indoor car washing, minor motor adjustment, and flat tire repair may be performed when incidental to conduct of a service station.

SHOPPING CENTER – See Integrated Business Center.

SIGHT TRIANGLE – The area of a corner lot, located on private and/or public streets, formed by the intersecting projections of the right-of-way lines (for public streets) or the edge of the pavement (for private streets) at points which are 30 feet distant from the point of intersection, measured along said right-of-way lines or edge of pavement. See graphics in Appendix A (A-11, A-12).

SIGN – For all definitions pertaining to sign regulations, see Article IV, Section 6.

SITE, BUILDING – See “BUILDING SITE.”

STREET – A street is a public or private thoroughfare which affords the principal means of access to abutting property.

STREET LINE – See “LINE, STREET.”

STRUCTURE – A structure is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, including among other things stadiums, storage bins, display signs, and radio towers.

THEATER, DRIVE-IN – See “DRIVE-IN ESTABLISHMENT.”

TOURIST HOME – A tourist home is a dwelling in which overnight accommodations are provided or offered for transient guests for compensation.

TOWNHOUSE – A townhouse is a single-family dwelling forming one of a group or series of two or more attached single-family dwellings, separated from one another by party walls without doors, windows, or other provisions for human passage or visibility through such walls from basement or cellar to roof, and having roofs which may extend from one of the dwelling units to another.

TRAILER – A trailer is any vehicle, covered or uncovered, used for living, sleeping, business, or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses, or skirting, and which is, has been, or reasonably may be equipped with wheels or other devices for transporting the vehicle from place to place, whether by motor power or other means. The term “trailer” shall include camp car and house car.

TRAILER PARK – See “MOBILE HOME PARK.”

TRUCK STOP – A structure or land intended to be used primarily for the sale of fuel for trucks and usually incidental service or repair of trucks; or a group of facilities consisting of such uses and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term “truck” does not include any vehicle whose maximum gross weight is 10,000 pounds or less.

USE – The use of property is the purpose or activity for which the land or building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

USE, ACCESSORY – See “ACCESSORY USE”.

USE, CONDITIONAL – A conditional use is one allowed in certain districts at the discretion of the Zoning Commission provided it meets criteria set forth in this Ordinance.

USE, PRINCIPAL – A principal use is the main use of land or buildings as distinguished from a subordinate or accessory use.

WHOLESALE ESTABLISHMENT – A wholesale establishment is a business establishment engaged in selling to retailers or jobbers rather than consumers.

WRECKER OPERATOR – Any person, firm, partnership, corporation or association engaged in the business of providing wrecker and towing services and providing facilities for the storage of motor vehicles.

YARD – A yard is an unoccupied space open to the sky, on the same lot with a building or structure.

YARD, FRONT – A front yard is an open unoccupied space on the same lot with the building between the front line of the building and the front line of the lot and extending the full width of the lot.

The yard shall follow the contour of the lot line except for the arcs formed by the intersection of two streets. In such cases a straight line shall be projected from where the lot line is straight to form the yard. In the case of the presence of arcs not formed by intersecting streets, the yard shall follow the contour of the lot line.

YARD, REAR – A rear yard is the open unoccupied space on the same lot with the building between the rear line of the building and the rear line of the lot and extending the full width of the lot.

The yard shall follow the contour of the lot line except for the arcs formed by the intersection of two streets. In such cases a straight line shall be projected from where the lot line is straight to form the yard. In the case of the presence of arcs not formed by intersecting streets, the yard shall follow the contour of the lot line.

YARD, SIDE – A side yard is an open unoccupied space on the same lot with the building situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear or front line shall be deemed a side line. The yard shall follow the contour of the lot line except for the arcs formed by the intersection of two streets. In such cases a straight line shall be projected from where the lot line is straight to form the yard. In the case of the presence of arcs not formed by intersecting streets, the yard shall follow the contour of the lot line.

ZONING DISTRICT – See “DISTRICT.”

ARTICLE III – ESTABLISHMENT OF DISTRICTS

SECTION 1 – LIST OF DISTRICTS: For the purpose of promoting the public health, safety, morals, and general welfare of the community, the City of Lafayette is hereby divided into the following districts:

R-1-A	Single-Family Residential District
R-1-B	Single-Family Residential District
R-1-C	Single & Two-Family Residential District
R-2	Multifamily Residential District
* R-3	Mobile Home Park District
* R-4	Condominium & Townhouse District
* TND	Traditional Neighborhood/New Urbanist Development
* B-1-M	Business-Medical District
* B-1-O	Business-Office District
B-N	Neighborhood Business District
B-1-L	Limited Business District
B-T	Transitional Business District
B-2-I	Intermediate Business District
B-G	General Business District
CBD	Central Business District
I-1	Light Industrial District
I-2	Heavy Industrial District
GAD	Growth Area District

* Special Districts, except R-4, require site plan approval from the Zoning Commission.

SECTION 2 – SPECIAL DISTRICTS: The zoning districts appearing below are special in that they are created as needed by the amendment procedure as set forth in this Ordinance and require approval by the Commission. Appeals of Commission approval may be made, within five working days of the approval, through the Planning, Zoning, and Codes Department, to the Lafayette City-Parish Council.

- I. R-3 Mobile Home Park District – These districts offer parking and other facilities for mobile homes and are generally small as their boundaries coincide with the boundaries of the mobile home park subdivision. The regulations are designed to protect the residential character of the area by prohibiting arbitrary commercial activities and encouraging a suitable neighborhood environment for family life. Further, the regulations are designed to prevent overcrowding of the land by requiring certain minimum area building sites for each unit. It is intended that these Mobile Home Park Districts be created in accordance with the amendment procedure set forth herein as they are needed. The application for a Mobile Home Park District should be submitted in conjunction with the application to subdivide.

Regardless of whether or not the amendment procedure above is necessary, all applications and plats for mobile home parks shall be submitted to the Planning Commission for approval, and these shall meet the same requirements as set forth in the R-3 Mobile Home Park District.

MOBILE HOMES: For the purpose of this Zoning Ordinance, a mobile home is not considered a single-family residence. As such it is not permitted for use or occupancy in any zoning district other than R-3 (Mobile Home Park) district; BG; CBD; and I-1, except as authorized under Ordinances O-182 and O-1666.

A. Permitted Uses in the R-3 District

1. Accessory Use
2. Home Occupation
3. Mobile Home

B. Area and Yard Requirements

1. Minimum Lot Area – 3,500 Square Feet
2. Minimum Yard Requirements
 - a. Front Yard – 20 feet
 - b. Side Yard – Five feet per side
 - c. Rear Yard – Ten feet
 - d. Minimum yards shall be used for open space and no home, projection therefrom, or accessory use shall be allowed within this area.

C. Any segment of a Mobile Home Park District not fronting on a street shall be separated from adjacent districts by a dense shrubbery planting at least five feet in height or as an alternative, a wall made of masonry or other durable material not less than five feet nor more than seven feet in height.

D. On the street frontage where ingress and/or egress are proposed, a 20-foot setback from the property line shall be provided which shall be planted with grasses, shrubs, or trees. Plantings in this area shall be maintained in a manner not to obstruct sight distance for vehicles entering or leaving the mobile home park.

E. The 20-foot setback area mentioned above shall be free of buildings or trailers and no part of such area can be used for the parking of vehicles or to satisfy yard requirements appearing in paragraph B.2 above.

II. Traditional Neighborhood/New Urbanist Development (TND) – This zoning district is established to permit development of the unique type of community patterned after historic neighborhoods and small towns. The Traditional Neighborhood/New Urbanist Development (TND) is a mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. A TND diversifies and integrates land uses within close proximity to each other and provides for the daily recreational and shopping needs of the residents. A TND is a sustainable, long-term community that provides economic opportunity and environmental and social integration for the residents.

III. B-1-O Office District – This type of district is designated to allow property in transitional areas and other areas to be used for the provision of office space. For the purpose of this section, a transition area is defined as one which lies between a district zoned for commercial use and one zoned for residential use. A district of this type is special in that it is to be created as needed through the amendment procedure as set forth in this Ordinance upon petition of the property owner. A zoning classification of this type shall be granted provided that no construction or development occurs until such time that a site plan is

approved by the Zoning Commission. Any building or buildings situated on the property which is granted this type of zoning classification may be used as allowed in the permitted uses of the zoning district from which the property was changed until such time as construction or development commences pursuant to the approved site plan. Although the said building or buildings may be repaired, renovated, or remodeled, no additions to or enlargements of the said building or buildings shall be permitted unless the site plan is approved by the Zoning Commission. Although the use of the B-1-O Office District classification is not limited to transitional areas, its use in those areas is encouraged inasmuch as it serves as an ideal buffer between the residential and commercial or business classifications.

A. Permitted Uses – See Schedule of Zoning District Regulations

B. Area and Yard Requirements – See Schedule of Zoning District Regulations

1. Open Space – See Article V
2. Parking – See Article V
3. Signs – See Article IV, Section 6

IV. Growth Area District – The purpose of the Growth Area Zoning District is to allow for the orderly annexation and subsequent zoning of annexation areas in which approved development plans do not exist.

A. Uses of Property

1. Existing Uses – The lawful use of any building or land existing at the time of annexation may be continued.
2. Construction Approved Prior to Ordinance – Any building legally under construction or approved for construction at the time of annexation will be established as an existing use.
3. Extension – Existing buildings may be extended, contingent upon securing proper building permits, provided that such extension(s) will not increase the size of the original building by more than 100 percent total, and provided that no change in use will occur as a result of the extension(s).
4. Replacement and/or Alterations – Any existing structure may be replaced and/or altered if said structure is unsafe (as determined by the Building Inspector), or is destroyed by vandalism, fire, storm, or other acts of God or the public enemy, provided that such replacement and/or alteration be done in conformance with No. 3 above.
5. New Construction – New construction of any structure, except as provided in Nos. 3 and 4 above, will be permitted in any Growth Area Zoning District property only after that individual tract for the proposed structure has been submitted for a zoning classification other than Growth Area District. (There will be no new construction of detached buildings.)

6. District Changes – Whenever the boundaries of the Growth Area Zoning District shall be changed to a different classification, the provisions of Article VI – Non-Conforming Uses of the Lafayette Zoning Ordinance shall apply.
 7. Height, Density, and Setbacks – Height, density, and setback requirements shall apply as prescribed in the Schedule of Zoning District Regulations – Growth Area District of the Lafayette Zoning Ordinance.
- B. Time Limitations – The Growth Area District zoning classification will apply to that property until such time as:

1. The City-Parish Council, Planning and Zoning Commission, or Planning, Zoning, and Codes Department judges that development of surrounding areas warrants a review of the subject property at which review and hearing the Council, by recommendation of the Commission, may place a more restrictive zoning classification on some or all of the subject property, or may elect to have subject property remain as a Growth Area District. An annual review of all Growth Area Districts will take place at the January Zoning Commission meeting. This annual review will continue until such time that a specific zoning classification is assigned to the GAD area.
2. The owner or owners of property zoned Growth Area District may elect to develop, sell, or divide individual property. At this time, the individual property owner may petition the City-Parish Council through the Zoning Commission for a new zoning classification for all or a portion of his property. Petitions shall be made in accordance to Article X – Amendments and Petitions of the Lafayette Zoning Ordinance with the exception of Section 5, IV, Filing and Processing Fees which shall not be required for reclassification requests from Growth Area District to any other zoning classification. The Zoning Commission will then proceed through normal zoning reclassification procedures.

Subsequent to final disposition of any considered zoning change as identified above, all subsequent requests for reclassification shall be in full accordance with all provisions of Article X – Amendments and Petitions.

3. Property zoned Growth Area District shall be considered on a priority basis and shall be scheduled at the earliest possible scheduled Regular Meeting of the Zoning Commission.
4. In accordance with all procedures established in Ordinance O-191, the City Zoning Ordinance, the City-Parish Council may assign the zoning classification requested by the petitioners, a more restrictive zoning classification, or may elect to leave the property as Growth Area District.

SECTION 3 – OFFICIAL MAP: The boundaries of said districts are shown on a separate instrument referred to as the Official Zoning Map of Lafayette, LA. The Map, together with all the notations, references, and other information thereon, is made a part of this Ordinance and has the same force and effect as if fully set forth or described herein. The original Official Zoning Map shall be properly attested to and placed on file in the office of the City-Parish Council.

SECTION 4 – INTERPRETATION OF DISTRICT BOUNDARIES: Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

- I. Where district boundaries are indicated as following streets, highways, or alleys, the center line of such streets, highways, or alleys shall be construed to be such boundaries.
- II. Where the land has been or may hereafter be divided into blocks and lots and where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- III. In subdivided property the district boundary lines on the Official Zoning Map shall be determined by use of the scale appearing on the map.
- IV. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.

SECTION 5 – CLASSIFICATION OF ANNEXED TERRITORY: All territory which was annexed during the study and processing of this Zoning Law and all territory which may hereafter be annexed to the City of Lafayette, Louisiana, shall be automatically assigned a Growth Area District classification until existing land uses are determined and adequate zoning can be adopted by ordinance after public hearing.

SECTION 6 – REGULATIONS OF AREAS UNDER WATER: All areas within the Corporate Limits of the City of Lafayette which are under water and not shown as included within any district shall be subject to all of the regulations of the district adjacent to the water area.

ARTICLE IV – GENERAL REGULATIONS

SECTION 1 – USE OF BUILDING OR LAND: No building or land shall hereafter be used, and no building or part thereof shall be erected, reconstructed, converted, moved, or structurally altered unless in conformity with the regulations as set forth in this Ordinance; with the exception of buildings legally nonconforming as to use that are destroyed by vandalism, fire, storms, or other Acts of God or the public enemy provided the restoration is accomplished with no increase in cubical content and no increase in floor area over the building existing immediately prior to the damage.

SECTION 2 – SIZE AND LOCATION OF BUILDING: Except as hereinafter provided, no building shall hereafter be erected or altered:

- I. To accommodate or house a greater number of facilities;
- II. To occupy a greater percentage of lot area; or
- III. To have narrower or smaller rear yards, front yards, side yards, or inner or outer courts, than is specified herein for the district in which such building is located.

SECTION 3 – YARD AREA: No part of a yard or other open space required about any building for the purpose of complying with the provisions of this Ordinance shall be included as a part of a yard or other open space similarly required for another building.

SECTION 4 – ONE BUILDING TO A LOT: Every building hereafter erected, reconstructed, converted, moved, or structurally altered shall be located on a lot of record and in no case shall there be more than one main building on one lot unless otherwise provided for in the “Supplementary Regulations.”

SECTION 5 – PARKING LOTS (PRIVATE & COMMERCIAL):

- I. Private Parking Lot – A private parking lot is one used for the parking of vehicles as an adjunct to the operation of a business or industry and for the use of which no fee shall be charged. Use of the lot shall be for parking only. Repair work, servicing work, greasing, and washing are expressly prohibited. No permit issued under the provisions of this section shall be valid until and unless the following regulations are met:
 - A. Site Development – A site development plan prepared by the owner or his authorized agent shall be submitted containing the standards set forth in Chapter 26, Article XIII, Division 2 of the Lafayette City-Parish Consolidated Government Code of Ordinances. This site development plan shall also show existing conditions and measurements as well as the proposed plan including parking layout designs, driveways, proposed planting, protective barriers, and any other details necessary to fulfill the requirements of this section. The plan shall be submitted to the Planning, Zoning, and Codes Department, who shall submit the plan to the City-Parish Traffic Engineer, who shall render a decision of acceptance or rejection within ten working days. After any plan is accepted by the City-Parish Traffic Engineer, it must be strictly adhered to by the applicant.

- B. Accessibility – Adjunct parking lots for the purpose of required off-street parking must be accessible to a public street. Each and every ingress and egress shall meet the requirements of the Driveway Regulations set forth in Chapter 26, Article XIII, Division 3 of the Lafayette City-Parish Consolidated Government Code of Ordinances.
- C. Setback – Where the area immediately behind and adjacent to the street right-of-way is to be used as a parking area, curbs, or other barriers shall be installed as may be required by the City-Parish Traffic Engineer to prohibit such parked vehicles from extending into the street right-of-way. The parking lot shall be set back a minimum of three feet except when five feet or ten feet are required by Section 9 – Landscape Requirements.
- D. Yard Separation – Whenever the parking lot adjoins vacant or developed property residentially zoned, a continuous fence not less than five feet nor more than seven feet in height, constructed of permanent durable-type material shall be constructed by the owner of the parking lot between the parking lot and the residentially zoned area.
- E. Land Tract – The property or consolidation of properties to be used for a parking lot under the provisions of this section must be located within the tract of land containing the principal use. Property petitioned for a parking lot under the provisions of this section and separated only by an alley, servitude, or street from the property containing the principal use, shall be considered contiguous. No parking stall shall be located further than 300 feet from the property line of the principal use.
- F. Combined Facilities – The off-street parking facilities required by two or more uses located on the same building site may be combined and used jointly by two or more uses having different standards for determining the amount of facilities required; the off-street parking facilities shall be adequate in area to provide the sum total of the facilities required of all such uses provided further that where the facilities are combined and used jointly by two or more uses having the same standard for determining the amount of parking required of all such uses for the purposes of this section shall be considered as a single unit in determining the amount of off-street parking facilities required.
- G. Leases – Parking required for a site may be provided adjacent to the site or separated by a right-of-way for a street, alley, or servitude, and in accordance with Land Tract above, on property not under the same ownership as the site which contains the principal use. In the case of both properties being leased, the parking area must be leased for a period of time equal to or longer than the lease of the principal site. In the case of the building being owned by the operator, the lease of the parking area must be maintained as long as the business is operating. A copy of the new lease must be filed with the Zoning Administrator prior to expiration of the current lease.

- II. Commercial Parking Lot – A commercial parking lot is one used for the parking of vehicles and for the use of which a fee is charged. Use of the lot shall be for parking only. Repair work, servicing work, greasing, washing, sale, or dispensing of any merchandise of any kind is expressly prohibited. Such lots are allowed where permitted by the zoning district regulations. No permit issued under the provisions of this section shall be valid until and unless the following regulations are met:
- A. Site Development – A site development plan prepared by the owner or his authorized agent containing the standards set forth in Chapter 26, Article XIII, Division 2 of the Lafayette City-Parish Consolidated Government Code of Ordinances, supported by data certified by a registered Civil Engineer or Surveyor showing existing conditions and measurements as well as the proposed plan including parking layout, design, driveways, proposed planting, protective barriers, and any other details necessary to fulfill the requirements of this section shall be submitted through the Planning, Zoning, and Codes Department to the City-Parish Traffic Engineer who shall review the plan and render a decision of approval or disapproval within 30 days. After any plan, regardless of kind, is approved by the City-Parish Traffic Engineer, it must be strictly adhered to by the applicant.
 - B. Accessibility – Such lots must be accessible to a public street. Each and every ingress and egress shall meet the requirements of the Driveway Regulations set forth in Chapter 26, Article XIII, Division 3 of the Lafayette City-Parish Consolidated Government Code of Ordinances.
 - C. Setbacks – Where the area immediately behind and adjacent to the street right-of-way is to be used as a parking area, curbs, or other barriers shall be installed as may be required by the City-Parish Traffic Engineer to prohibit such parked vehicles from extending into the street right-of-way. The parking lot shall be set back a minimum of three feet except when five feet or ten feet are required by Section 9 – Landscape Requirements.
 - D. Yard Separation – Whenever the parking lot adjoins vacant or developed property residentially zoned, a continuous fence not less than five feet nor more than seven feet in height, constructed of permanent durable type material shall be constructed by the owner of the parking lot between the parking lot and the residentially zoned area.
 - E. Planting – Where plantings are provided adjacent to the street right-of-way line, they shall be maintained in a manner not obstructing sight distance for vehicles entering or leaving the parking lot.

SECTION 6 – SIGNS:

I. AUTHORITY

The Sign Ordinance, O-205-2007, adopted September 25, 2007, as amended, is intended to supersede and replace Article IV, Section 6 – Signs, of Ordinance O-191, Appendix C, of the Code of Ordinances of the City-Parish of Lafayette, Louisiana, and it shall be codified as such.

II. PURPOSE AND INTENT

This ordinance is enacted to protect the health, safety, and welfare of the citizens of the City of Lafayette and to facilitate the creation of an attractive and harmonious community by establishing standards for the construction of signs, to allow businesses to clearly identify themselves while avoiding and eliminating visual clutter.

III. APPLICABILITY

Except as otherwise provided herein, these sign regulations shall apply to all signs located or proposed to be located within the City of Lafayette.

IV. SIGN DEFINITIONS:

ABANDONED SIGN - A sign that no longer identifies a bona fide business, service, owner, product, activity, or event. The definition shall also include a sign structure which no longer supports the sign for which it was designed.

BANNER – A sign made of fabric, flexible plastic, or other non-rigid material. A banner shall be considered a temporary sign.

BILLBOARD/OFF-PREMISE ADVERTISING SIGN - An advertising sign that directs the attention of the public to a business activity conducted, or product sold or offered for sale at a location not on the same premises where such sign is located.

Exclusions:

(1) An Official Business Directional Sign erected and maintained by the State of Louisiana, Department of Transportation and Development, or any other entity authorized by the State, which indicates to the traveling public the route and/or distance to scenic, historic, cultural, educational, recreational or service sites or locations of interest shall not be deemed to be included within the definition of BILLBOARD/OFF-PREMISE ADVERTISING SIGN.

(2) Any advertisement structure permitted, authorized or contracted for by a State, Parish or municipal governing authority pursuant to LSA-R.S.32:236 under the terms of which advertising is allowed on convenience facilities such as benches, shelters, kiosks and other items located within public rights of way as designated stops of a public transit system, shall not be deemed to be included within the definition of BILLBOARD/OFF-PREMISE ADVERTISING SIGN.

(3) An approved and permitted sign for an integrated business center, which includes multiple tenant identification signs, shall not be deemed to be included with the definition of BILLBOARD/OFF-PREMISE ADVERTISING SIGN.

BILLBOARD/OFF-PREMISE ADVERTISING SIGN, DIGITAL – A sign capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.

BUILDING SIGN – A sign that is attached to a building.

BUSINESS/ON-PREMISE SIGN – A sign that directs attention to a business or profession or to a commodity, service, or entertainment sold or offered upon the premises where such sign is located.

DIRECTIONAL SIGN – An on-site sign that is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project.

FLASHING SIGN – A sign illuminated by an intermittent light source.

FREESTANDING SIGN – A sign permanently attached to the ground and independent of a building.

HISTORIC SIGN – See “Landmark Sign”.

ILLUMINATED SIGN – A sign illuminated by one or more lighting devices.

LANDMARK SIGN – A sign designated as a Landmark or having historic value as determined by the Lafayette Preservation Commission. A sign may be designated as a Landmark Sign when it is associated with one or more historic figures, events, or places, or is considered significant as evidence of the history of the product, business, or service advertised.

MOBILE BILLBOARD – An off-premise advertising sign mounted on a vehicle or trailer that can become part of traffic flow or be parked at specific locations. A vehicle which advertises the company of its primary use is not considered a mobile billboard.

MONUMENT SIGN – An independent sign affixed to the ground and supported from grade to the bottom of the sign with the appearance of having a solid base. A monument sign is not a pole sign. The width of any portion of the base of a monument sign may be no less than 80% of the width of the sign.

NAMEPLATE SIGN – A sign, attached to a building, which states the name and/or address of the profession or business on the lot where the sign is located.

POLE SIGN – A freestanding sign attached to a pole or poles erected directly into the ground.

POLITICAL SIGN – A sign which advocates a position on an issue, the candidacy of a person or a party on an upcoming ballot.

PROJECTING SIGN – A sign attached to the wall of a building and extending out more than 15 but not more than 72 inches. For the purpose of this Ordinance, a sign hanging from a projecting roof shall be considered a projecting sign and shall be limited to a maximum length of 72 inches; however, such sign shall not exceed the bounds of the roof projection.

READERBOARD – A sign designed to have changeable copy, either manually or electronically. A readerboard may be freestanding or attached to a building.

REFACING – Repainting or replacing the advertising surface of a sign without making structural changes.

SIGN – An object, device, display, or structure, or any part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, or illuminated or projected images. Signs do not include the flag or emblem of any nation, organization of nations, state, or city, or any fraternal, religious, or civic organization; merchandise, pictures, or models of products or services incorporated in a window display; works of art which in no way identify a product; or scoreboards located on athletic fields.

SNIPE SIGN – A sign, made of any material, which is attached to a tree, pole, stake, fence, or other object, and which contains advertising matter that is not applicable to the use of the premises upon which it is located.

STACKING OF A SIGN – The placement of more than one sign face on a structure intended for the attachment of one face per side on a business sign.

SURFACE AREA OF A SIGN – The entire area within a single continuous perimeter enclosing the extreme limits of the actual sign surface. It does not include any structural elements outside the limits of the sign that do not form an integral part of the display. Only one side of a double-face or V-type sign structure shall be used in computing total surface area.

TEMPORARY SIGN – A sign that is not permanently secured to the ground or a permanent structure.

WALL SIGN – A sign affixed flat against the wall of a building and which is not more than 15 inches in thickness.

V. GENERAL REGULATIONS – The following regulations shall apply to signs located in the City of Lafayette, unless otherwise provided for elsewhere in this Ordinance:

- A. Permit Required** – A sign permit must be obtained from the Planning, Zoning and Codes Department prior to the installation, structural alteration, repair, reconstruction or refacing of a sign. The sign shall be constructed and erected in accordance with the

Building Code of the City-Parish of Lafayette. For purposes of this permit requirement, a sign shall be deemed to be structurally altered, repaired, reconstructed or refaced if the costs incurred to accomplish any such activity exceeds 50% of the replacement value of such sign. A sign permit application must provide information as required.

- B. Size – The maximum allowed surface area of a sign shall be calculated using the lot or building dimension (depending on the zoning district) along the street on which a freestanding sign is located, or a building or wall sign faces.
- C. Height and Type – See individual zoning district regulations.
- D. Setbacks – See individual zoning district regulations.
- E. Location
 - 1. Private Property – Signs must be attached to or located on private property. No sign may be located in a public right-of-way or attached to a utility pole, tree or other vegetative matter, fence, highway marker or regulatory sign, or other public property.
 - 2. Safety – No sign shall be erected so as to prevent free ingress or egress from any door, window, or fire escape; and no sign of any kind shall be attached to a standpipe or fire escape. No sign shall in any manner create a public safety hazard.
 - 3. No sign shall be located in a sight triangle. See graphics in Appendix A (A-11, A-12).
 - 4. No sign shall be positioned so as to allow any portion of same to infringe upon any easement or the vertical plane of said easement or interfere with power lines or other utility systems.

Exception: A sign which meets all other requirements of the zoning district in which it is located may be placed in an easement, provided that the specific location of the sign is agreed to by the owner of the easement. Written agreement to the proposed location must be provided to PZC, in writing and in the form required by the owner of the easement, prior to the issuance of a permit for construction of the sign.

F. Illumination

- 1. The illumination of a sign within 100 feet of and facing a residential zoning district shall be diffused or indirect and designed to prevent direct rays of light from shining into the adjoining residential district. A neon or plastic face sign with interior lighting is considered a diffused or indirectly lighted sign.
- 2. Exposed lighting sources, except as provided for above, are prohibited
- 3. In no event shall revolving, flashing or intermittent illumination be allowed.

- a. On-Premise signs – Where digital readerboards are allowed, a message shall be displayed a minimum of three seconds. Transition from one message to the next shall be instantaneous and shall not contain such visual effects as fading dissolves, flashing, etc.
 - b. Off-Premise signs – See regulations included in G. Non-Conforming Sign, below.
4. An external lighting device may not extend more than 72 inches over public or private property, and the lowest part of the device must be at least 15 feet above the finished grade.

G. Non-Conforming Sign

- 1. Once changed to a conforming sign, no sign shall be permitted to revert to a non-conforming sign.
- 2. On-premise – A sign legally existing prior to the adoption of this ordinance that does not conform to these provisions shall not be changed in overall dimensions, or altered except to conform to the provisions of this ordinance.
 - a. A lawfully existing non-conforming sign on an individual business site or an out parcel of an integrated business center may not be enlarged, reworded (other than readerboards), redesigned or altered in any way, except to conform to the requirements of these restrictions. An existing business may reword or reface the sign unless the ownership of the business has changed.
 - b. Change of Occupancy – When occupancy of an individual business site or an out parcel of an integrated business center changes, all non-conforming signs on the site must be modified so as to fully comply with the provisions of this ordinance.
 - c. Destruction, Damage, Deterioration of Sign – A sign that has been destroyed, damaged or deteriorated to such an extent that the cost of restoration would exceed 50 percent of the replacement cost, shall not be repaired, rebuilt or altered except to conform with the requirements of these restrictions.
 - d. Damage or Destruction of Building – A non-conforming sign shall be removed if the building to which it is accessory is damaged or destroyed to the extent of 50 percent or more of the principal building's appraised value.
 - e. Replacement – A sign replacing a non-conforming sign shall conform with the provisions of this Section, and the non-conforming sign shall no longer be displayed.
 - f. A sign requiring removal by the Lafayette Consolidated Government or its designee as a result of provisions of this Section shall be assessed a standard fee as determined by the Lafayette City-Parish Planning and Zoning Commission for such removal, not being less than \$100.

- iii. Spacing – No sign proposed for conversion may be closer than 1,500 feet to another digital billboard/off-premise advertising sign; provided however, that a billboard converted under the provisions set forth in “b. i. b)” above shall not be subject to the spacing requirement set forth herein. Measurement shall be to the outermost portion of each sign.
- iv. Message Display Intervals – Each message appearing on a digital billboard face shall remain fixed for a minimum of eight seconds, and message changes shall be instantaneous and shall not contain such visual effects as fading dissolves, flashing, etc.
- v. Illumination – Display brightness shall be adjusted as ambient light levels change and shall be subject to review and regulation as determined by the Planning, Zoning and Codes Department.
- vi. Malfunction Display Lock – Digital billboards shall contain a default design that will freeze the sign in one position if a malfunction occurs or in the alternative shut down.
- vii. Emergency Information – The operator of a digital billboard shall at the request of Lafayette Consolidated Government or the Lafayette Emergency Communications District make every effort to display emergency messages, such as Amber Alerts, road closures and evacuation information, as a public service and at no cost to requesting authority. Such messages shall be displayed in appropriate locations and with appropriate frequency until the emergency no longer exists or the authority requests termination.
- viii. Inventory Required – A company that converts an existing billboard/off-premise advertising sign to a digital display must provide, with each permit application, a complete current inventory of its signs located within the jurisdiction of Lafayette Consolidated Government. The inventory shall include location, size and number of faces, and means of illumination.

c. The provisions of this Section G(3) shall apply to all signs located in the City of Lafayette and the unincorporated areas of Lafayette Parish.

4. Nothing contained herein shall be construed to prevent normal maintenance, repairs, repainting, or posting of such business or billboard/off-premise advertising signs.

H. Landmark Sign – A sign existing prior to the effective date of this ordinance, and designated as a Landmark Sign by the Lafayette Preservation Commission, shall be exempt from the provisions of this ordinance. Any proposed alteration to a Landmark Sign, except to bring said sign into compliance with these regulations, must be approved by the Lafayette Preservation Commission. In order to retain its Landmark Sign designation, the sign must be maintained in good repair.

- I. Temporary Sign – A permit for an on-premise sign indicating an event of public interest, such as a festival, state or local fair, cattle or horse show, business grand opening, etc., may be approved by the Zoning Administrator for up to 45 days. It shall be removed by the applicant at the end of the permit period. All other temporary signs are expressly prohibited.
- J. Political Sign – In addition to otherwise allowed signs, the following shall apply:
 - 1. With the exception of messages displayed on billboards, a political sign may be erected only on private property, outside the sight triangle where applicable.
 - 2. The sign may be installed no more than 90 days prior to the balloting for which it was prepared, and shall be removed within 10 calendar days following the decisive vote.
 - 3. Residential Zoning District – A political sign shall not exceed eight square feet in area.
 - 4. Business or Industrial Zoning Districts – With the exception of messages displayed on billboards, a political sign shall not exceed 32 square feet in area.
- K. Unsafe Sign – Whenever a sign becomes structurally unsafe or endangers the safety of a building or premises, or endangers the public safety, as determined by the Planning, Zoning and Codes Department, the Department shall give written notice to the owner of the sign or the owner of the premises on which the sign is located that such sign be made safe or removed.
- L. Abandoned Sign – A sign which advertises, identifies or pertains to a business or service no longer in existence, or an activity or event that has occurred in the past shall be removed by its owner or persons otherwise responsible within 180 days from the time the activity ceases.
- M. Variance – To provide reasonable flexibility in these regulations, an application for a variance may be filed with the Board of Zoning Adjustment to allow a sign which may not conform to these regulations.
- N. Prohibited Signs:
 - 1. Signs installed or erected without a sign permit
 - 2. Off-premise advertising signs, except as allowed for integrated business centers
 - 3. Signs extending into, or placed within, the public right-of-way or affixed to any public property
 - 4. Mobile billboards or portable trailer signs
 - 5. Signs with lasers or lights that blink, flash, revolve, or strobe, including animation or video
 - 6. Signs that contain mirror-like surfaces
 - 7. Signs that emit smoke, vapor, particles, sound, or odor
 - 8. Wind or fan blown signs
 - 9. Snipe signs
 - 10. Temporary product-specific signs
 - 11. On-site signs placed on off-site signs
 - 12. Off-premise advertising signs in the unincorporated areas of Lafayette Parish

VI. SIGNS IN RESIDENTIAL ZONING DISTRICTS – In residential zoning districts, only the following signs shall be allowed:

- A. One sign, not to exceed two square feet in surface area, providing non-commercial content, such as the name and/or address of the owner or lessee of the residence, and/or a one square-foot business sign for an approved Home Occupation.
- B. One non-illuminated sign, not to exceed 12 square feet in surface area, pertaining to the lease or sale of a building or lot.
- C. One sign per street entrance, advertising only the development of a new subdivision of five lots or more. Such sign shall not exceed 150 square feet in surface area or 10 feet in height and may be installed for no longer than one year.
- D. One non-illuminated sign, not to exceed 32 square feet in surface area, identifying a developer, engineer, architect, or contractor engaged in the construction of a building or development. This sign may not exceed 10 feet in height and must be removed within 30 days following occupancy of the building.
- E. For a church, school, library, farm, park, subdivision, townhouse or condominium development, apartment complex or similar use, signs are allowed subject to the following regulations:
 - 1. Freestanding Sign – One freestanding identification or informational sign is allowed per street frontage. It may be illuminated, but not flashing.
 - a. Height and Type – The sign shall not exceed ten feet in height and must be a monument sign.
 - b. Size – The surface area of the sign shall not exceed 50 square feet.
 - 2. Wall Sign – Each building may be identified by no more than one sign. The surface area of the sign shall not exceed 32 square feet.
- F. One on-premise directional sign, not to exceed two square feet in surface area and four feet in height, shall be allowed for each entrance and each exit onto or from a public or private street.
- G. One sign per building, not to exceed five square feet in surface area, for a group of dwelling units. Such sign may indicate the name and/or address of the building.
- H. A political sign (with restrictions – see Signs, General Regulations, Paragraph V(J)).
- I. Setback – Each sign shall be setback a minimum of one foot from each property line.

VII. SIGNS IN B-1-M AND B-1-O ZONING DISTRICTS – Signs are allowed subject to the following regulations:

- A. Content – A sign may advertise only the name and type of company, name and field of specialty of the business and/or address of the building from which the business is conducted. A readerboard is prohibited.
- B. Freestanding Sign – Each lot may have one freestanding business sign per street frontage.
 - 1. Height and Type – The sign shall not exceed four feet in height and must be a monument sign.
 - 2. Size – The sign shall not exceed eight square feet in surface area.
 - 3. Setback – The sign shall be set back a minimum of one foot from each property line.
- C. Building or Wall Sign – Each building may be identified by no more than one sign per street frontage.
 - 1. Size – The surface area of the sign shall not exceed eight square feet in area.
 - 2. Installation – The sign shall be displayed flat against the building.
- D. Illuminated signs are prohibited.
- E. For integrated business centers divided by public or private streets, sign locations identifying businesses across said street or streets must be approved by the Board of Zoning Adjustment.
- F. A political sign (with restrictions – see Signs, General Regulations, Paragraph V(J)).

VIII. SIGNS IN B-N, B-1-L AND B-T ZONING DISTRICTS – Signs are allowed subject to the following regulations:

- A. All signs permitted in residential zoning districts are allowed.
- B. Content – The sign may advertise only the name and type of business within. A readerboard is prohibited.
- C. Individual Business Site or Out Parcel of Integrated Business Center:
 - 1. Freestanding Sign – One freestanding business sign is allowed per street frontage on an individual business site or out parcel of an integrated business center.
 - a. Height and Type – The sign shall not exceed ten feet in height and must be a monument sign.
 - b. Size – The surface area of the sign shall not exceed one square foot for each

linear foot of lot frontage of the business site. The maximum allowed surface area of the sign shall be calculated using the lot dimension along the street on which the sign is located.

- c. Setback – The sign shall be set back a minimum of one foot from each property line.
- 2. Building, Wall or Projecting Sign – An individual business site or out parcel of an integrated business center may be identified by one building, wall or projecting sign per street frontage subject to the following:
 - a. Size – The surface area of the sign shall not exceed 32 square feet.
 - b. Installation – The sign may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 48 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

D. Integrated Business Center:

- 1. Freestanding Sign – One freestanding business sign is allowed per street frontage of an integrated business center. A business that advertises on a multi-tenant sign may not construct an individual freestanding sign. The type of sign allowed depends on its height and setback from the right-of-way. Only one of the following two options may be used.
 - a. Option 1
 - i. Height and Type – The sign shall not exceed 20 feet in height and shall be a monument sign.
 - ii. Setback – The sign shall be setback a minimum of 15 feet from each property line along a public or private street, and a minimum of one foot from each other property line.
 - b. Option 2
 - i. Height and Type – The sign shall not exceed ten feet in height and must be a monument sign.
 - ii. Setback – The sign shall be set back a minimum of one foot from each property line.
 - c. For centers divided by public or private streets, sign locations identifying businesses across said street or streets must be approved by the Board of Zoning Adjustment.

2. Building, Wall or Projecting Sign – In addition to the freestanding sign above, each business or use within the integrated business center may be identified by one wall or projecting sign per street frontage subject to the following:
 - a. Size – The surface area of the sign shall not exceed 32 square feet.
 - b. Installation – The sign may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 48 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

IX. SIGNS IN B-2-I AND B-G ZONING DISTRICTS – Signs are allowed subject to the following regulations:

- A. All signs permitted in residential zoning districts are allowed.
- B. Size – The total surface area of all business signs on a building and/or lot shall not exceed the sum of three square feet for each linear foot of lot frontage. The maximum allowed surface area of a sign shall be calculated using the lot dimension along the street on which the sign is located or faces.
- C. Content - The sign may advertise the name and type of each business or occupant and may include a readerboard.
- D. Individual Business Site – not part of an integrated business center
 1. Freestanding Sign – One freestanding business sign is allowed per street frontage on an individual business site.
 - a. Height and Type – The sign shall not exceed fourteen feet in height and must be a monument sign.

Exception: A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways provided that such sign is erected within 1,000 feet of said right-of-way:

- Interstate Highway 10
 - Interstate Highway 49 north of Interstate Highway 10
 - U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street
- b. Setback – The sign shall be setback a minimum of one foot from each property line.
2. Building, Wall or Projecting Sign –The sign, or signs, may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 72 inches and must be over private property. In the case

of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

E. Out Parcel of Integrated Business Center

1. Freestanding Sign – One freestanding business sign is allowed per street frontage on an out parcel of an integrated business center.
 - a. Height and Type – The sign shall not exceed fourteen feet in height and must be a monument sign.

Exception: A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways provided that such sign is erected within 1,000 feet of said right-of-way:

- Interstate Highway 10
- Interstate Highway 49 north of Interstate Highway 10
- U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street

- b. Setback – The sign shall be set back a minimum of one foot from each property line.
2. Building, Wall or Projecting Sign –The sign, or signs, may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

F. Integrated Business Center

1. Freestanding Sign – One freestanding business sign is allowed per street frontage of an integrated business center. A business that advertises on a multi-tenant sign may not construct an individual freestanding sign. The type of sign allowed depends on its height and setback from the right-of-way. Only one of the following two options may be used.
 - a. Option 1
 - i. Height and Type – The sign shall not exceed 45 feet in height and may be a monument or pole sign.

Exception: A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways provided that such sign is erected within 1,000 feet of said right-of-way:

- Interstate Highway 10
 - Interstate Highway 49 north of Interstate Highway 10
 - U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street.
- ii. Setback – The sign shall be setback a minimum of 20 feet from each property line along a public or private street, and a minimum of one foot from each other property line.
- b. Option 2
 - i. Height and Type – The sign shall not exceed 14 feet in height and must be a monument sign.
 - ii. Setback – The sign shall be set back a minimum of one foot from each property line.
 - c. For centers divided by public or private streets, sign locations identifying businesses across said street or streets must be approved by the Board of Zoning Adjustment.
- 2. Building, Wall or Projecting Sign – The sign, or signs, may be painted on or attached flat against the building, or may project out from the building but such projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

X. SIGNS IN CBD ZONING DISTRICT – Signs are allowed subject to the following regulations:

- A. All signs permitted in residential zoning districts are allowed.
- B. Size – The total surface area of all business signs on a building and/or lot shall not exceed the sum of three square feet for each linear foot of building width. The maximum allowed surface area of a sign shall be calculated using the building dimension along the street on which the sign is located or faces.
- C. Content – The sign may advertise the name and type of each business or occupant and may include a readerboard.
- D. Individual Business Site or Out Parcel of Integrated Business Center
 - 1. Freestanding Sign – One freestanding business sign is allowed per street frontage on an individual business site.
 - a. Height and Type – The sign shall not exceed fourteen feet in height and shall be a monument sign.
 - b. Setback – The sign shall be set back a minimum of one foot from each property line.

2. Building, Wall or Projecting Sign – An individual business site or out parcel of an integrated business center may be identified by one building or wall sign and one projecting sign per street frontage. Such sign, or signs, may be painted on or attached flat against the building, or may project out from the building but such projection may not exceed 48 inches and may be over public or private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

E. Integrated Business Center

1. Freestanding Sign – One freestanding business sign is allowed per street frontage of an integrated business center. A business that advertises on a multi-tenant sign may not construct an individual freestanding sign. The type of sign allowed depends on its height and setback from the right-of-way. Only one of the following two options may be used.

a. Option 1

- i. Height and Type – The sign shall not exceed 20 feet in height and shall be a monument sign.
- ii. Setback - The sign shall be set back a minimum of 15 feet from each property line along a public or private street, and a minimum of one foot from each other property line.

b. Option 2

- i. Height and Type – The sign shall not exceed 14 feet in height and must be a monument sign.
- ii. Setback – The sign shall be set back a minimum of one foot from each property line.

- c. For centers divided by public or private streets, sign locations identifying businesses across said street or streets must be approved by the Board of Zoning Adjustment.

2. Building, Wall or Projecting Sign – Each business or use within the integrated business center may be identified by one building or wall sign and one projecting sign per street frontage. The sign, or signs, may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 48 inches and may be over public or private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

XI. SIGNS IN I-1 AND I-2 ZONING DISTRICTS – Signs are allowed subject to the following regulations:

- A. All signs permitted in residential zoning districts are allowed.
- B. Size – The total surface area of a business sign or signs on a building or lot shall not exceed six square feet for each linear foot of lot frontage. The maximum allowed surface area of a sign shall be calculated using the lot dimension along the street on which the sign is located or faces.
- C. Content - The sign may advertise the name and type of each business or occupant and may include a readerboard.
- D. Individual Business Site – not part of an integrated business center

- 1. Freestanding Sign – One freestanding business sign is allowed per street frontage on an individual business site.

- a. Height and Type – The sign shall not exceed fourteen feet in height and must be a monument sign.

Exception: A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways provided that such sign is erected within 1,000 feet of said right-of-way:

- Interstate Highway 10
 - Interstate Highway 49 north of Interstate Highway 10
 - U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street

- b. Setback – The sign shall be located a minimum of one foot from each property line.

- 2. Building, Wall or Projecting Sign – Such sign, or signs, may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

E. Out Parcel of Integrated Business Center

- 1. Freestanding Sign – One freestanding business sign is allowed per street frontage on an out parcel of an integrated business center.

- a. Height and Type – The sign shall not exceed fourteen feet in height and must be a monument sign.

Exception: A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways provided that such sign is erected within 1,000 feet of said right-of-way:

- Interstate Highway 10
- Interstate Highway 49 north of Interstate Highway 10
- U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street

b. Setback – The sign may be located within one foot of the property line.

2. Building, Wall or Projecting Sign –The sign, or signs, may be painted on or attached flat against the building, or may project out from the building, but such projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

F. Integrated Business Center

1. Freestanding Sign – One freestanding business sign is allowed per street frontage of an integrated business center. A business that advertises on a multi-tenant sign may not construct an individual freestanding sign. The type of sign allowed depends on its height and setback from the right-of-way. Only one of the following two options may be used.

a. Option 1

- i. Height and Type – The sign shall not exceed 45 feet in height and may be a monument or pole sign.

Exception: A pole sign with a maximum height of 75 feet above grade is allowed on property adjacent to the right-of-way of one of the following roadways provided that such sign is erected within 1,000 feet of said right-of-way:

- Interstate Highway 10
- Interstate Highway 49 north of Interstate Highway 10
- U.S. Highway 90 south of its intersection with East University Avenue and Surrey Street.

- ii. Setback – The sign shall be setback a minimum of 20 feet from each property line along a public or private street, and a minimum of one foot from each other property line.

b. Option 2

- i. Height and Type – The sign shall not exceed 14 feet in height and must be a monument sign.

- ii. Setback – The sign shall be set back a minimum of one foot from each property line.
 - c. For centers divided by public or private streets, sign locations identifying businesses across said street or streets must be approved by the Board of Zoning Adjustment.
- 2. Building, Wall or Projecting Sign –The sign, or signs, may be painted on or attached flat against the building, or may project out from the building but such projection may not exceed 72 inches and must be over private property. In the case of projecting signs, an eight-foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required. In no event may the sign be located closer than two feet from the curb line.

SECTION 7 – HOME OCCUPATIONS

I. DEFINITION

A home occupation, as applied to all districts, shall be considered as a use for commercial purposes conducted within a dwelling unit by the resident(s) thereof, which is clearly secondary to the use of the dwelling for living purposes, and which does not change the residential character of the dwelling unit or its surroundings.

II. AUTHORITY

A home occupation shall be permitted in any residential dwelling unit provided that the home occupation complies with the lot size, bulk regulations, and parking requirements of the zoning district in which the home occupation is located. The Home Occupation Ordinance (O-3128) was adopted by the City Council on August 6, 1986.

III. PURPOSE

The regulations of this section are designed to protect and maintain the residential character of established neighborhoods while recognizing that particular professional and limited business activities are traditionally and inoffensively carried on in the home.

IV. PROVISIONS OF THE HOME OCCUPATION

- A. A home occupation and its necessary keeping of equipment, materials, and supplies, shall be conducted solely within the confines of the dwelling unit. Home occupations, with the exception of residential child-care facilities, shall occupy a maximum of ten percent of the gross floor area of the dwelling unit (excluding attached or detached garages and accessory buildings.)
- B. There shall be no advertising, display, or other exterior indications of a home occupation on the premises, other than one sign attached to the dwelling unit itself. This sign shall be flat, non-illuminated, and shall not exceed one square foot in area.
- C. There shall be no sale of goods on premises in connection with such home occupation.
- D. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood, and no additional parking area shall be created as a result of such home occupation. Additionally, no vehicles larger than a three-quarter-ton truck shall be used in conjunction with the home occupation.
- E. The home occupation shall only be conducted by the resident of the dwelling where the home occupation is to take place. The maximum number of persons to be engaged or employed in a home occupation shall not exceed two, one of which may be a non-resident.
- F. The equipment or process related to the home occupation shall not create or contribute to the creation of: offensive noise, vibrations, smoke, dust, fumes, odors, heat glare, x-ray, electrical disturbance, or interference to radio and/or television.

- G. No mechanical equipment is to be utilized except that which is necessarily, customarily, or ordinarily used for household or leisure purposes.
- H. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials are to be used or stored on the site.
- I. No more than one home occupation or business shall be conducted within any dwelling unit, and services shall be limited to one client at a time. Additionally, in no case shall business be conducted and/or a home occupation be open to the public at times earlier than 8:00 a.m. nor later than 10:00 p.m.
- J. There shall be no exterior storage of equipment, materials, or supplies in connection with such home occupation.
- K. As part of the current Certificate of Occupancy application process, the applicant shall complete a "Home Occupation Affidavit" form. Attached to this affidavit form shall be a site plan showing the following information:
 - Street address
 - Dimensions of the house
 - Location and dimensions of the area where the home occupation will be conducted
 - Location of the one square foot sign

NOTE: A home occupation permit shall not be issued unless all of the above required information is provided on the site plan.

V. PERMITTED HOME OCCUPATIONS

Permitted Home Occupations include but are not necessarily limited to:

- A. Studio or laboratory of an artist, craftsman, musician, photographer, seamstress, tailor, writer, or similar person
- B. Office facilities for accountants, architects, attorneys, brokers, doctors, engineers, insurance agents, manufacturer's representatives, realtors, salesmen, sales representatives, and members of similar professions
- C. Residential childcare facilities

SECTION 8 – BED & BREAKFAST FACILITIES

I. DEFINITION

A Bed and Breakfast facility is any residential building, containing no more than five (5) guest rooms which are provided for compensation by pre-arrangement for a definite period. A Bed and Breakfast facility is not a Boardinghouse, Lodginghouse, or a Halfway House, as defined by the Zoning Ordinance.

II. AUTHORITY

The Bed and Breakfast Ordinance was adopted by the Lafayette City Council September 30, 1986, Ordinance O-3163, and amended by Ordinance O-3196 adopted December 30, 1986, Ordinance O-3846, adopted July 23, 1991, and Ordinance O-241-97, adopted August 5, 1997.

III. PURPOSE

The purpose of this section is to allow for the establishment of Bed and Breakfast facilities within the City contingent upon their conformance with specific criteria and conditions, review, and approval by the Board of Zoning Adjustment.

IV. CRITERIA AND CONDITIONS

- A. Prior to appearing before the Board of Zoning Adjustment, all Bed and Breakfast facilities shall meet the following criteria and conditions, as well as any other that may be required by the Board of Zoning Adjustment to satisfy the intent of this Ordinance.
 - 1. The structure where the Bed and Breakfast is to be established must be of proven Historical Significance. For the purposes of this section, Historical Significance shall be defined as any residential structure designated as a landmark by the Lafayette Preservation Commission or listed on the National Register of Historic Places.
 - 2. Owner/proprietor must live in the principal structure and the Bed and Breakfast facility use shall be secondary to the principal use of the dwelling for residential purposes.
 - 3. No additional buildings shall be placed or constructed on the premises for the purposes of creating additional guest rooms; however, existing structures in excess of 800 square feet may be renovated to provide rooms for Bed and Breakfast facilities.
 - 4. One parking space per guest room plus the required parking space for the principal dwelling unit shall be provided. Parking for guests shall be placed in the rear of the property and shall be screened from adjacent properties with a sight proof fence or dense vegetation providing adequate screening.

5. The structure shall comply with Fire, Health, and Building Codes, as well as all applicable City Ordinances and Regulations.
 6. The only exterior indication of the Bed and Breakfast facility shall be a flat non-illuminated sign of one square foot in area. The sign shall be attached to the building.
 7. Meals other than breakfast shall not be served. Breakfast is to be served to overnight guests only.
 8. Guest rooms shall not contain cooking facilities.
 9. No receptions or private parties for a fee shall take place on the premises of a Bed and Breakfast facility located in R-1-A, R-1-B, or R-1-C zoning districts. In any other zoning district, such use may be allowed should the Board of Zoning Adjustment determine that it is appropriate for the location.
 10. The owner shall maintain an accurate guest register showing the name, address, dates, and lengths of stay of guests. The guest register shall be subject to inspection by the Zoning Administrator.
 11. The maximum length of stay for any guest shall be 14 days per calendar year.
- B. When appearing before the Board of Zoning Adjustment:
1. The applicant shall submit an official application to the Board of Zoning Adjustment, including all supportive documentation and information. No application shall be considered unless all requirements of Ordinance O-191, Article VIII have been satisfied in a timely manner, and such application shall be subject to the same procedures and rules which are normally applicable to appeals and requests for variances thereunder.
 2. The applicant shall show proof of Historical Significance.
 3. The applicant shall submit a site plan showing the structure, the location of the guest rooms, parking spaces provided, and property dimensions.
 4. The Board of Zoning Adjustment may require additional information in order to make a decision, and such requested information shall be provided prior to Board of Zoning Adjustment approval.
 5. The applicant must comply with all the conditions or requirements of the Board of Zoning Adjustment in order to continue operation. Non-compliance may result in revocation of all permits and licenses.

C. In approving any Bed and Breakfast facility, the Board of Zoning Adjustment shall prescribe any conditions that it deems to be necessary or desirable. The Board of Zoning Adjustment shall also determine that:

1. There are special circumstances or conditions, fully described in the findings, applying to the land or building in which the Bed and Breakfast facility is to be established.
2. For the reasons fully set forth in the findings, the approval of the Bed and Breakfast facility is necessary for the reasonable use of the land or building.
3. The approval of the Bed and Breakfast facility will be in harmony with the general purpose and intent of this Ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

SECTION 9 – LANDSCAPE REQUIREMENTS

I. Authority

The Landscape Ordinance, O-128-2001, adopted August 28, 2001, as amended, is intended to supersede and replace Article IV, Section 9 – Landscape Requirements, of Ordinance O-191, Appendix C, of the Code of Ordinances of the City-Parish of Lafayette, Louisiana, and it shall be codified as such.

II. Purpose and Intent

The intent and purpose of this Ordinance is to promote the health, safety, and welfare of the residents of the City-Parish of Lafayette; to facilitate the creation of an attractive and harmonious community; to conserve properties, their values and their character by preventing the harmful effects of unregulated development; to conserve natural resources; and to encourage the appropriate use of the land. These Landscape Requirements establish standards, generally in compliance with Louisiana Horticulture Law Rules and Regulations, for the protection of natural plant communities; the provision of post-construction landscaping within the City-Parish of Lafayette; and the education of the public as to the merits of preservation and conservation of natural vegetative habitat for the following nonexclusive purposes:

- A. Preservation of Existing Vegetation – To preserve, conserve and protect, insofar as possible, healthy existing natural vegetation, and encourage the incorporation of plant materials, especially native plants, plant communities and ecosystems into landscape design, where possible.
- B. Human Values – To provide important benefits to human beings through the use of landscaping to reduce noise and glare, break up monotony, and soften the harsher aspects of urban development; to educate citizens as to the advantages of preservation of trees and existing natural landscaping, with the view toward promotion of voluntary preservation of such features and reversal of the development trend whereby property is clear cut and thereafter landscaped with non-native plant materials in artificial settings.
- C. Community Design – To promote the improvement of the aesthetic appearance of commercial, industrial, and residential areas through landscape design; allowing flexibility in order to promote innovative, diverse and cost-conscious approaches to the design, installation and maintenance of landscaping.
- D. Environmental Quality – To improve environmental quality by recognizing the numerous beneficial effects of landscaping upon the environment; encouraging and promoting through forestation the replenishment of the local stock of plant material suitable for growing in the City-Parish of Lafayette; encouraging and promoting the preservation of existing trees; protecting, replacing, and increasing the number of trees in the community; and facilitating compliance with State and Federal legislation relative to the environment, including in particular the Clean Air Act.

- E. Air and Water Quality Management – To promote the conservation of potable and non-potable water by encouraging the preservation of existing plant communities; encouraging the planting of natural or uncultivated areas; encouraging the use of site specific plant materials; providing for natural water recharge; preventing excess runoff; and facilitating compliance with State and Federal legislation relative to water and air quality, including in particular the Clean Air Act and the Clean Water Act.

III. Applicability

A. Land Affected by this Ordinance

1. Land located within the Corporate Limits of the City of Lafayette

- a. The Landscape Requirements shall apply to new construction on land located within the City of Lafayette, and shall become applicable at the time of application for a Building Permit or Certificate of Occupancy, whichever is appropriate. The requirements shall remain applicable at all times once land has become subject to these provisions.
- b. A lot which did not meet the Landscape Requirements at the time of the original adoption of this Ordinance (April 5, 1993) shall not be required to comply unless and until there is a cumulative building expansion of the percentage indicated in the table below:

BUILDING SIZE			PERCENT EXPANSION
0	to	2,000 square feet	50
2,001	to	5,000 square feet	35
5,001	to	10,000 square feet	30
10,001	square feet or larger		25

- c. An appeal of the requirements of this Section shall be made to the Board of Zoning Adjustment.

2. Unincorporated areas of Lafayette Parish

- a. The Landscape Requirements shall apply to new multifamily, commercial, and industrial construction in the unincorporated areas of Lafayette Parish.
- b. A lot which did not meet the Landscape Requirements at the time of the adoption of this amendment shall not be required to comply unless and until there is a cumulative building expansion after the effective date of this amendment of the percentage indicated in the table below:

BUILDING SIZE			PERCENT EXPANSION
0	to	2,000 square feet	50
2,001	to	5,000 square feet	35
5,001	to	10,000 square feet	30
10,001	square feet or larger		25

- c. An appeal of the requirements of this Section shall be made to the Hearing Examiner of the Planning, Zoning, and Codes Department.

B. Exemptions

The requirements of this Section shall not apply to the following:

1. Single-family detached residences.
2. Developments without a vehicular use area.

IV. Definitions

ACCESSWAY – A paved area intended to provide ingress and egress of vehicular traffic from a public or private right-of-way to an off-street parking or loading area. Parking lot aisles are not considered accessways.

AGRICULTURAL LAND – For the purposes of this Ordinance, land designated by the Lafayette Parish Tax Assessor as agricultural in use.

ARBORICULTURAL SPECIFICATIONS – For the purpose of compliance with this Ordinance, those standards and specifications which govern the planting, trimming, bracing, pruning, spraying, fertilizing, removing, maintaining, and preservation of trees and shrubs in accordance with accepted practices of the Louisiana Department of Agriculture and Forestry and the International Society of Arborists (ISA).

CALIPER – A trunk diameter measurement of nursery stock. For diameters of four inches or less, measurement is taken six inches above ground level. For larger than four inches, measurement is taken 12 inches above the ground.

CANOPY/DRIP LINE AREA – The main mass of branches of a tree, determined from the outer perimeter of the branches of a tree as projected vertically to the ground.

CRITICAL ROOT ZONE – A circular region measured outward from a tree trunk representing the essential area of the roots that must be maintained or protected for the tree's survival. Critical root zone is one foot of radial distance for every inch DBH, for Live Oaks 1.5 feet for every inch DBH, with a minimum of eight feet.

DBH (DIAMETER AT BREAST HEIGHT) – The diameter of a tree's trunk measured at a height of 4.5 feet from the base of the tree. For trees having multiple trunks, separating below 4.5 feet from the base of the tree, the DBH shall be the sum of the trunks' DBH. (The diameter shall be determined by dividing the circumference by 3.14 [π]).

DESTROY – An intentional or negligent act which will cause a tree to decline and die, including, but not limited to, excessive cutting or pruning, damage inflicted upon the root system of a tree, the application of toxic substances, the operation of heavy machinery, including trenching devices, the change of natural grade within the critical root zone, and damages from injury or fire which result in or permit pest infestation.

FOREST COVER – A biological community dominated by trees and other woody plants, excluding orchards or nursery stock, covering a land area of 10,000 square feet or greater. Forest includes:

Areas that have at least 100 live trees per acre with at least 50 percent of those trees having a two-inch or greater DBH.

Forest areas that have been thinned but not cleared.

FOREST STAND – A contiguous group of trees sufficiently uniform in species composition, arrangement of age classes, and condition to be a distinguishable, homogeneous unit.

FORESTATION – The establishment of forest or tree cover on an area from which it is presently absent, or the planting of open areas which are not presently in forest cover.

GROUND COVER – Low growing plants planted in such a manner as to form a continuous cover over the ground, such as turf, liriope, ground cover jasmine, or like plants that can be maintained at or below two feet in height. Plant materials used as ground cover may consist of grasses, ornamental grasses, vines, and other herbaceous material.

LANDSCAPE AREA – An unenclosed area of land in which landscape materials are placed, planted, and maintained. Landscape areas shall include:

Island – completely surrounded by pavement

Peninsula – partially surrounded by pavement and attached to a landscape strip

Strip – provided around the perimeter of a property

LANDSCAPE COORDINATOR, LCG – For the purpose of compliance with this Ordinance, the person designated by the Lafayette Consolidated Government Administration as responsible for coordination and review of plans and actions affecting landscaping on public and private property.

LANDSCAPE DESIGN – The preparation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks, and other features to comply with the provisions of this Ordinance.

LANDSCAPE MATERIALS – Living trees, shrubs, vines, grasses, ground covers, and other plants. Rocks, pebbles, sand, wood mulch, and other non-living durable materials commonly used in landscaping, landscape water features, and artificial plants shall not be considered in determining compliance with minimum Landscape Requirements unless they are part of a landscape environment that includes living plants.

LANDSCAPE PLAN – A scaled plan that clearly delineates vehicular use areas and displays and describes all landscaping, including methods of irrigation and maintenance of landscaped areas.

LCG – Lafayette Consolidated Government.

LOADING AREA – An area used for trash collection, refuse containers, outdoor freight loading and unloading, docks, or outdoor shipping and receiving.

MAINTENANCE – In reference to maintenance of trees and shrubs, an activity, including trimming, bracing, pruning, watering, or fertilizing of trees or shrubs for the purpose of stabilizing, enhancing, protecting, or controlling their growth.

MITIGATION – The mandatory replacement of trees, as required by this Ordinance.

OPEN SPACE – The area of a lot, site, tract, or plot exclusive of structures, driveways, parking, or open storage areas, which is open to the sky.

PERSON – A public or private individual, corporation, company, firm, association, trust, estate, commission, board, institution, utility, cooperative, or other legal entity.

PRESERVATION – In reference to preservation of trees and shrubs, an activity, including trimming, bracing, pruning, fertilizing, protecting or controlling of trees or shrubs for the purpose of retaining such tree or shrub in its existing location.

PRIVATE RIGHT-OF-WAY – A parcel or strip of land dedicated to vehicular use as a private thoroughfare and maintained by the private entity to which it is dedicated.

PUBLIC LAND – Real property owned and/or maintained by the LCG.

PUBLIC RIGHT-OF-WAY – A parcel or strip of land dedicated to public use and maintained by the LCG.

PUBLIC TREE – A tree located on property owned and/or maintained by the LCG.

REMOVAL – An intentional or negligent act which will cause a tree or shrub to decline and die, including, but not limited to, excessive cutting, pruning, operation of machinery, application of toxic substances, girdling, damage to the root system, or change of natural grade above the root system.

SHRUB – A low, usually multi-stemmed, self-supporting, woody plant species.

TREE – An evergreen or deciduous upright perennial, planted in the earth, having a single main stem, or several main stems with few or no branches on its lowest part, generally attaining a height greater than 16 feet at maturity.

CLASS A – Normally growing to an overall height of approximately 50 feet.

CLASS B – Normally growing to an overall height of approximately 25 feet.

TREE PROTECTION DEVICES, PERMANENT – Measures, such as retaining walls or aeration devices, that are designed to protect the tree and its root systems throughout its lifetime.

TREE PROTECTION DEVICES, TEMPORARY – Structural measures, such as fencing, barricades or berms, installed prior to construction for the purpose of preventing damage to trees during construction.

UTILITY – A publicly, privately, or cooperatively owned line, facility or system for producing, transmitting or distributing communications, power, electricity, light, heat, gas, oil products, water, sewage, storm water drainage or other similar services or commodities.

VEHICULAR USE AREA – That area of a development subject to vehicular traffic, including accessways, parking lot aisles, loading and service areas, areas used for the parking and storage of vehicles, boats, or portable equipment, and the land intended for vehicular use.

V. Landscape Standards

A. Landscape Area Requirements

1. Landscape areas may be provided in the form of islands within the interior parking area, landscape strips, peninsulas of landscape strips, or a combination thereof.
2. Required landscape areas shall be protected by properly anchored curbing at least 6" high, using materials such as concrete, natural stone, railroad ties, or landscape timbers. Perimeter strip and landscape island measurements shall not include curbing.
3. Every part of a vehicular use area, with the exception of loading areas, shall be within 75 feet of the trunk of a tree, with no intervening structures, except as otherwise provided herein.
4. The removal of a required tree or installation of an impermeable surface within a required landscape area shall constitute an alteration to the site and shall require approval of the Planning, Zoning, and Codes Department.

B. Perimeter Landscape Strip Requirements

1. **Street Frontages** – A minimum ten-foot landscape strip is required along each property line abutting a public or private street right-of-way.
2. **Multiple Street Frontages** – On lots with multiple frontages, the landscape strip shall be provided on all street frontages; however, landscaping within the sight triangle shall be in accordance with the sight triangle regulations.
3. **Interior Property Lines** – A minimum five-foot landscape strip is required along property lines without street frontage.

Exceptions:

- a. Where the adjoining property is zoned commercially and actually in commercial use, and existing parking facilities and/or vehicular use areas are used jointly and no landscape strip exists on either property, no landscape strip is required.
 - b. Where setback regulations permit, a building may be located within the interior landscape strip.
 - c. In the CBD (Central Business District) Zoning District, buildings may be located within landscape strips.
4. Accessways are allowed within landscape strips. Parking spaces are not allowed within landscape strips.

C. Interior Landscape Islands

Where interior landscape islands are provided, the following minimum standards shall apply:

1. Every part of a vehicular use area shall be within 75 feet of the trunk of a tree, with no intervening structures, where islands are a minimum of 162 square feet with a minimum width of nine feet; or
2. Every part of a vehicular use area shall be within 100 feet of the trunk of a tree, with no intervening structures, where islands are a minimum of 324 square feet with a minimum width of nine feet; or
3. For trees of a minimum 18-inch DBH or clusters of trees with a combined minimum DBH of 24 inches, every part of a vehicular use area shall be within 150 feet of the trunk of a tree, with no intervening structures. These islands shall be a minimum of 972 square feet with a minimum width of 27 feet.
4. A combination of the above standards may be used to provide minimum requirements.

D. Tree Planting and Maintenance Standards

1. Minimum Planting Requirements – Trees meeting the minimum tree standards shall be included and/or replaced at a ratio of one tree per 5,000 square feet (or fraction thereof) of vehicular use area. Additional trees may be necessary to meet spacing requirements.
2. Spacing
 - a. A minimum of one Class A or two Class B trees shall be provided per 50 linear feet of landscape strip, unless proximity to existing utility lines prohibits such placement.

- b. Where street frontage strips are wider than 15 feet and/or interior strips are wider than 10 feet, the distances from trees to vehicular use areas may be a maximum of 100 feet.
- c. A minimum of 100 square feet for each Class A tree or 50 square feet for each Class B tree of non-paved area is required for each tree at the planting location.
- d. Trees need not be planted in straight lines, and Class B trees may be clustered to enhance visual effects. Minimum and maximum spacing of trees shall be:
 - i. Class A trees: Minimum 30 feet (Live Oaks 45 feet)
 Maximum 50 feet
 - ii. Class B trees: Minimum Appropriate to species
 Maximum 50 feet for single trees
 75 feet for clusters of three or more trees
- e. Minimum distances measured horizontally from trees to overhead utility lines shall be:
 - i. Class A trees: 30 feet
 - ii. Class B trees: 5 feet
- f. The location and species of trees proposed for location in utility easements shall be approved before installation.

3. Tree Specifications

- a. All trees shall be of good quality and free of girdling roots, disease, and insects:
 - i. Class A trees shall be a minimum two-inch caliper with a minimum height of ten feet;
 - ii. Class B trees shall be a minimum 1.5-inch caliper with a minimum height of eight feet; for multi-trunk species, each trunk shall have minimum caliper of 1.5 inches.
- b. In landscape islands, only Class A trees shall be credited.
- c. Lists of recommended tree and shrub species may be found in Appendix B of the Zoning Ordinance. Species may be added to or deleted from the list at the discretion of the Director of the Planning, Zoning, and Codes Department.
- d. Landscape materials shall be installed in accordance with Landscape and Arboricultural Specifications as defined in this Ordinance.
- e. Plant material shall be true to name, variety and size, and shall conform to all applicable provisions of the *American Standards for Nursery Stock*, latest edition.

4. Maintenance

Landscape material which is preserved or installed as part of the minimum Landscape Requirements of this Ordinance shall be maintained in perpetuity, or until such time as a new landscape plan is approved and implemented. In the event of the removal of any such landscape material, the landowner shall replace it with material necessary to return the site to compliance. Where a preserved tree is removed, new trees equaling the number of trees for which credit was given shall be installed.

E. Other Required Landscape Elements

1. Unpaved areas not covered with mulch or planted with trees, shrubs, or ground cover shall be planted with turf grass to prevent soil erosion.
2. Encroachment barriers shall be provided wherever a vehicle is likely to protrude onto a landscape area, such as in front of a parking space.
3. Plant materials shall be placed in such a manner that the top of the root ball shall be even with the finished grade level of the soil, safety staked, girdle protected, with adequate mulching of the planting bed.
4. Planting areas shall be worked to break the hardpan formed during construction until the natural soil level is reached and/or amended to insure proper growth.

F. Prohibited Uses

Required landscape areas shall not be encroached upon by:

1. Accessory buildings
2. Storage of equipment or goods
3. Garbage or trash collections
4. Vehicular use areas

VI. Tree Preservation and Tree Credits

A. Credit for Preserved Trees

1. Existing healthy trees may be included in the minimum planting requirements and credited as per the following schedule:

DBH* of preserved tree(s)	Number of trees credited
9-19 inches	5
20-25 inches	6
26-29 inches	7
30-35 inches	8
36 inches or greater	9

* The DBH of a preserved tree shall be rounded to the nearest inch.

2. Existing trees included on the Recommended Tree Lists may provide up to 50 percent of the minimum tree requirement. On a lot of one acre or less, Live Oaks and Southern Magnolias with DBHs of 18 inches or greater may provide 100 percent of the tree requirement. Existing trees shall only be used as credit where adequate green area, as required herein, is provided to maintain the tree in a healthy condition.
3. A tree proposed for use as a credit to satisfy minimum planting requirements must be approved as part of the site plan review process. Trees with life spans of 30 years or less shall not be considered for credit.
4. The landscape area surrounding a preserved tree shall be located so that the trunk of the tree is as close to the center of the landscape area as possible, and specific preservation practices shall be followed to insure exchange of water and oxygen to the root system.

B. Protection of Preserved Trees During Construction

Existing tree(s) shall only be credited where the following management standards are met:

1. During construction, the critical root zone of the tree(s) to be preserved shall be fenced and protected from compaction, trenching, harmful grade changes, or other injury.
2. Pavement or building foundations shall not encroach into the critical root zone, unless specific preservation practices are followed to insure exchange of oxygen and water to the root system.
3. Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may be located within the critical root zone only if specific preservation practices are followed to insure exchange of oxygen and water to the root system.

VII. Alternative Compliance

A. Intent

The Landscape Requirements are intended to encourage development which is economically viable and environmentally sensitive. The standards are not intended to be so specific as to inhibit creative development. Project conditions associated with individual sites may justify approval of alternative methods of compliance. Conditions may arise where normal compliance is impractical or impossible, or where maximum achievement of the Purpose and Intent of this Ordinance can only be obtained through alternative compliance.

B. Request for Alternative Compliance Review

Requests for alternative compliance may be granted for any permit application to which the Landscape Requirements apply, when one or more of the following conditions are met:

1. Improved environmental quality would result from alternative compliance.
2. Topography, soil, vegetation, drainage or other site conditions are such that full compliance is impractical.
3. Spatial limitations, unusually shaped pieces of land, unusual servitude requirements, or prevailing practices in the surrounding neighborhood may justify alternative compliance.
4. Public safety considerations make alternative compliance appropriate.
5. Public improvement projects make alternative compliance appropriate.
6. The site is part of a development for which a master plan has been submitted which makes adequate provision for landscaping.

C. Written and Graphic Documentation

Requests for alternative compliance shall be accompanied by written explanation and landscape plan drawings to allow staff evaluation and decision. Depending on the size of the site, at the discretion of the Department, documentation shall be prepared and stamped by a State of Louisiana Registered Landscape Architect.

D. Criteria for Approval

1. The use of existing trees, which as a result of prior growing conditions have reached mature heights with little canopy, in lieu of planting new trees, shall be discouraged unless such trees are grouped in a setting which to some degree replicates a natural forest setting.
2. Aesthetics, innovation, and creativity shall be encouraged.
3. A significant anticipated mature canopy coverage of the vehicular use area of the site shall be encouraged.
4. Landscape design which makes use of existing vegetation and topographical conditions shall be encouraged.
5. Landscape design which provides a buffer between different uses of adjacent properties shall be encouraged.
6. The use of various complementary species of trees and shrubbery shall be encouraged.
7. Alternative compliance shall not be utilized as a means of providing less landscape material than would be otherwise required.

SECTION 10 – LIGHTING REQUIREMENTS

I. Authority

The Lighting Ordinance, O-129-2003, adopted June 24, 2003, as amended, establishes Section 10 of Article IV of Ordinance O-191, Appendix C, of the Code of Ordinances of the City-Parish of Lafayette, Louisiana, and it shall be codified as such.

II. Purpose and Intent

The intent and purpose of this Ordinance is to protect and maintain the residential character of established neighborhoods and residential properties by establishing requirements regarding the artificial lighting provided for adjacent commercial developments.

III. Applicability

A. Land Affected by this Ordinance

1. Land located within the Corporate Limits of the City of Lafayette

- a. The Lighting Requirements shall apply to new construction on land located within the City of Lafayette, and shall become applicable at the time of application for a Building Permit or Final Certificate of Occupancy for new construction, whichever is appropriate. The requirements shall remain applicable at all times once land has become subject to these provisions.
- b. A lot which did not meet the Lighting Requirements at the time of the original adoption of this Ordinance (June 24, 2003) shall not be required to comply unless and until there is a cumulative building expansion of the percentage indicated in the table below:

BUILDING SIZE			PERCENT EXPANSION
0	to	2,000 square feet	50
2,001	to	5,000 square feet	35
5,001	to	10,000 square feet	30
10,001	square feet or larger		25

- c. An appeal of the requirements of this Section shall be made to the Board of Zoning Adjustment.

2. Unincorporated areas of Lafayette Parish

- a. The Lighting Requirements shall apply to new multifamily, commercial, and industrial construction in the unincorporated areas of Lafayette Parish.

- b. A lot which did not meet the Lighting Requirements at the time of the adoption of this Ordinance (June 24, 2003) shall not be required to comply unless and until there is a cumulative building expansion after the effective date of this amendment of the percentage indicated in the table below:

BUILDING SIZE			PERCENT EXPANSION
0	to	2,000 square feet	50
2,001	to	5,000 square feet	35
5,001	to	10,000 square feet	30
10,001		square feet or larger	25

- c. An appeal of the requirements of this Section shall be made to the Hearing Examiner of the Planning, Zoning, and Codes Department.

B. Exemptions

The requirements of this Section shall not apply to the following:

1. Single-family detached residences.
2. Developments without a vehicular use area.

C. Lighting Standards

Lighting should illuminate only those areas for which it is designed. Parking lot lights shall be shielded so that residential uses are not impacted. Generally, this can be accomplished with lights no taller than the structures they are serving.

1. Parking lot lighting poles shall not exceed 60 feet in height.
2. Developments shall shield lighting away from adjacent residential uses or zoning districts.
3. Low mounted lights, not to exceed 20 feet in height, shall be used for parking areas within 100 feet of residential uses or vacant property located in residential zoning districts.

ARTICLE V – SCHEDULE OF ZONING DISTRICT REGULATIONS:

The Lafayette Zoning Ordinance employs a model of land use control based upon a hierarchy of land uses allowed in specific zoning districts. The United States Supreme Court upheld this form of traditional zoning, commonly known as Euclidean Zoning in 1926. (*Village of Euclid v. Ambler Realty Co.*)

The Schedule of Zoning District Regulations and the notes appended thereto, included herewith, applying to the uses of land and building, the height of buildings, the coverage of lots, the yards and other open spaces to be provided contiguous to or in connection with buildings, the area of lots, off-street parking spaces, and all other matters contained therein, as indicated for the various districts established by this Ordinance, are hereby adopted and declared to be a part of this Ordinance and may be amended in the same manner as any other part of this Ordinance. The regulations listed for each district as designated, and all notes appended thereto, are hereby adopted and prescribed for such district, subject to the provisions of Article V of this Ordinance, and unless otherwise indicated, shall be deemed to be the minimum requirements in every instance of their application.

In any instance where additional restrictions are required in the “Permitted Uses,” refer to “Supplementary Regulations.” For diagrams showing buildable area in specific zoning districts, refer to Appendix A. For Overlay District regulations, refer to the appropriate Appendix.

The following land uses are prohibited in the City of Lafayette:

1. Dirt pit, sand pit or similar excavation
2. Junkyard
3. Wrecker operator

R-1-A
Single-Family Residential
Zoning District

PERMITTED USES

Accessory apartment (with restrictions), accessory use, art gallery or museum, bed and breakfast facilities (with restrictions), church and associated uses, condominium, dwelling (single-family), electric substation, farming (on five acres or more), fire station, gas regulator station, golf course (except driving range, pitch and putt or miniature golf course), home occupation, horticulture nursery (with restrictions), kindergarten, library or reading room, parks and playgrounds, pipeline or electric transmission line, railroad right-of-way, recreational facility (privately owned and operated, including individual and community swimming pools, tennis clubs, non-commercial community centers, and similar uses), schools (elementary, secondary, public, and private, including associated uses and structures), sewer pumping station, telephone exchange, townhouse, water pumping station, water storage.

MINIMUM LOT AREA

8,500 square feet per dwelling unit.

In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size.

MINIMUM YARD REQUIREMENTS

Front	-	20 feet
Side	-	5 feet per side
Rear	-	10 feet
Open	-	Required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For condominiums and townhouses, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

R-1-B
Single-Family Residential
Zoning District

PERMITTED USES

All uses in R-1-A.

MINIMUM LOT AREA

7,000 square feet per dwelling unit.

In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size.

MINIMUM YARD REQUIREMENTS

Front - 20 feet
Side - 5 feet per side
Rear - 10 feet
Open - Required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For condominiums and townhouses, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

R-1-C
Single and Two-Family Residential
Zoning District

PERMITTED USES

All uses in R-1-B plus dwelling (two-family).

MINIMUM LOT AREA

4,500 square feet per dwelling for single-family residences; 5,000 square feet per dwelling for two-family residences.

In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - 5 feet per side
- Rear - 10 feet
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For condominiums and townhouses, open yard space must equal 20 percent of lot area with remaining 80 percent of lot area reserved for building(s) and parking.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

**R-2
Multifamily Residential
Zoning District**

PERMITTED USES

All uses in R-1-C plus boardinghouse, club or lodge (private), cemetery/mausoleum (with restrictions), college or university dormitory, dwelling (multifamily), fraternity or sorority house, storage garage, and zero lot line homes.

MINIMUM LOT AREA

4,500 square feet per dwelling for single-family residences; 5,000 square feet per two-family dwelling. For multifamily dwellings, 4,000 square feet for the first two units plus 1,000 square feet for each additional unit. For condominiums and townhouses, 2,500 square feet per dwelling unit. For zero lot line homes, 3,500 square feet per dwelling unit.

In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - 5 feet per side
- Rear - 10 feet
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress or egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, and zero lot line homes, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

*** R-3**
Mobile Home Park
Special Zoning District

PERMITTED USES

Accessory use, home occupation, mobile home and mobile home park. New districts must be approved by the Zoning Commission. A mobile home is not considered a single-family residence. As such, it is not permitted for use or occupancy in any district other than R-3 (Mobile Home Park), B-G, CBD, and I-1; except as authorized under Ordinances O-182 and O-1666.

MINIMUM LOT AREA

3,500 square feet per dwelling unit.

MINIMUM YARD REQUIREMENTS

Front - 20 feet
Side - 5 feet per side
Rear - 10 feet
Open - Minimum yards shall be used for open space, and no home, projection therefrom, or accessory use shall be allowed within this area. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

*** SPECIAL DISTRICTS REQUIRE SITE PLAN APPROVAL FROM THE ZONING COMMISSION.**

*** R-4**
Condominium, Townhouse, and Zero Lot Line Homes
Special Zoning District

PERMITTED USES

Accessory use, cemetery/mausoleum (with restrictions), home occupation, single-family attached and detached units (condominiums, townhouses, and zero lot line homes). Condominiums and townhouses are allowed in all districts, with the exception of other Special Districts.

MINIMUM LOT AREA

For condominiums and townhouses, 2,500 square feet per dwelling unit. For zero lot line homes, 3,500 square feet per dwelling unit.

In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size.

MINIMUM YARD REQUIREMENTS

Front	-	20 feet
Side	-	5 feet per side
Rear	-	10 feet
Open	-	For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. Open yard space must equal 25 percent of the lot area for condominiums and townhouses, and 30 percent for zero lot line homes, with remaining 75 or 70 percent, respectively, for building(s) and parking.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

*** THIS SPECIAL DISTRICT DOES NOT REQUIRE SITE PLAN APPROVAL FROM THE ZONING COMMISSION.**

*** TND**
Traditional Neighborhood/New Urbanist Development
Special Zoning District

Details for Permitted Uses, Densities, Common Open Space and other requirements are provided in Appendix E.

*** THIS SPECIAL ZONING DISTRICT REQUIRES CONCEPT PLAN APPROVAL FROM THE ZONING COMMISSION.**

*** B-1-M**
Business-Medical
Special Zoning District

PERMITTED USES

Professional office – dentist, physician, psychiatrist, physiotherapist, surgeon, or practitioner in related specialty; clinic – dental or optical; laboratory – dental, medical, or optical; pharmacy or pharmacy supply facility selling medical items provided that total square footage does not exceed three percent of the building square footage. The pharmacy or pharmacy supply facility must be contained within the principal medical building.

MINIMUM LOT AREA

None

MINIMUM YARD REQUIREMENTS

Front	-	20 feet
Side	-	NONE
Rear	-	NONE
Open	-	Open yard space must equal 20 percent of the total area with the remaining 80 percent reserved for building(s) and parking. Open space shall be at least partially planted in grass or plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

* SPECIAL DISTRICTS REQUIRE SITE PLAN APPROVAL FROM THE ZONING COMMISSION.

*** B-1-O**
Business-Office
Special Zoning District

PERMITTED USES

Offices for the purpose of rendering professional and semi-professional client-oriented services. All retail or wholesale activities which require the receiving, stocking, storing, displaying, manufacturing, selling, or renting of merchandise or equipment is expressly prohibited. All services shall be rendered within offices, and use of any portion of the outside area for the performance of services shall be expressly prohibited.

MINIMUM LOT AREA

None

MINIMUM YARD REQUIREMENTS

- | | | |
|-------|---|--|
| Front | - | 20 feet |
| Rear | - | 20 feet |
| Side | - | 20 feet – Side yard requirements shall be met with the exception that where rear or side yards of the property in question abut a commercially zoned district, the respective yard requirements of said commercially zoned district may be used. |
| Open | - | Open yard space must equal 20 percent of the lot area with the remaining 80 percent reserved for building(s), driveways, and parking. Ten feet of the required front, side and/or rear yards may be used for parking provided that a ten-foot planted area is maintained between the parking lot and the property line. For the purpose of this section, a planted green area shall be defined as one which is sodded and planted with grass, shrubs, or trees which shall be maintained in a manner not obstructing sight distance for vehicles entering or leaving the parking area. |

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

- * SPECIAL DISTRICTS REQUIRE SITE PLAN APPROVAL FROM THE ZONING COMMISSION.

B-N
Neighborhood Business
Zoning District

PERMITTED USES

All uses in R-1-C. Additional uses are barber shop, beauty shop, bookstore, business or professional office, camera and photographic supply store, candy store, coffee and/or pastry shop, commercial child care facility, convenience store (excluding gasoline and diesel sales), cosmetic store, drug store (with drive-thru for pharmaceutical products only), floral shop, gift shop, hamburger and/or sandwich shop, hobby supply store, ice cream parlor, laundry (self-service), music store, newsstand, picture framing store, pick-up station (laundry and/or dry cleaning), shoe repair, tobacco store. Open outside storage of goods and/or supplies is prohibited in this district. Drive-in and drive-through establishments are prohibited, except as noted above.

MINIMUM LOT AREA

Same as R-1-C for dwellings. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - For detached dwellings, 5 feet per side
NONE for other uses
- Rear - For dwellings, 10 feet
NONE for other uses
- Open - Open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

B-1-L
Limited Business
Zoning District

PERMITTED USES

All uses in R-2 and B-N (excluding hamburger shop and/or sandwich shop). Additional uses are antique shop, apparel and accessory shop, art gallery, dance studio, interior decorator, jewelry manufacturing, jewelry store, personal service shop, seamstress or dressmaker or tailor, and stationery store. These uses are permitted provided that no goods or merchandise or materials shall be stored or displayed outside a building, and no sound shall be amplified outside the confines of a building. Drive-in and drive-through establishments are prohibited, except as specifically permitted.

MINIMUM LOT AREA

Same as R-2 for dwellings. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet, in which parking shall not be permitted.
- Side - 5 feet per side. Wherever a non-residential use abuts another non-residential use, no side yard shall be required.
- Rear - For dwellings, 10 feet.
NONE for other uses.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, zero lot line homes and other uses, open yard space must equal 20 percent of the lot area with the remaining 80 percent reserved for building(s), driveways, and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

**B-T
Transitional Business
Zoning District**

PERMITTED USES

All uses in B-1-L. Additional uses are animal hospital (A), bakery, bank, business and/or professional college, catering shop, clinic, dairy product sales, delicatessen, diaper service, drive-thru establishment, dry goods store, fix-it shop, fruit and/or vegetable stand, funeral home, furniture repair, gasoline or diesel fuel sales (with restrictions), grocery store, gymnasium, haberdashery, hardware store (retail), hospital and/or sanitarium, hotel (small), leather store, liquor sales (package), loan office, nursing or convalescent home, office supply, optical and/or surgical supply store, parking garage or lot, printing and graphics, radio and television broadcasting studio, reducing salon and/or health club, restaurant, self-service storage facility (with restrictions), shoe store, sporting goods store, studio for professional work or teaching, tailor shop, theater, toy store, uniform sales, variety sales, YMCA/YWCA. Open outside storage of goods and/or supplies is prohibited in this district. Drive-in establishments are prohibited.

MINIMUM LOT AREA

Same as R-2 for dwellings. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - For detached dwellings, 5 feet per side
NONE for other uses.
- Rear - For dwellings, 10 feet
NONE for other uses.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, zero lot line homes, and other uses, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

B-2-I
Intermediate Business
Zoning District

PERMITTED USES

All uses in B-T. Additional uses are appliance store, automobile dealership (franchised, with related services), department store, dry cleaners, garden supply store, paint store, post office, and public office (state, local, and federal).

MINIMUM LOT AREA

Same as R-2 for dwellings. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - For detached dwellings, 5 feet per side
NONE for other uses.
- Rear - For dwellings, 10 feet
NONE for other uses.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, zero lot line homes, and other uses, open space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

**B-G
General Business
Zoning District**

PERMITTED USES

All uses in B-2-I. Additional uses are air conditioning sales and service, amusement (commercial), animal hospital (B), auditorium, automobile parts sales, automobile and truck sales, rentals or repairs, automobile service station and/or repairs, bar or lounge, carwash (with restrictions), drive-in establishment, electric contractor and wholesaler, electric repair station, exterminator, glass store, hotel and/or motel, laundry, marine store, mobile home park, motorcycle sales and service, pawn shop, pet store, plumbing shop, publishing, public building (city, parish, state and federal), radio and television broadcasting studio and transmitter, radio and television repair, restaurant supply sales, retail manufacturing, seafood market, sign shop, storage garage, taxidermist, trailer sales, travel trailer park, warehousing.

MINIMUM LOT AREA

Same as R-2 for dwellings, except mobile homes for which 3,500 square feet per dwelling unit is required. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - For detached dwellings, 5 feet per side
NONE for other uses.
- Rear - For dwellings, 10 feet
NONE for other uses, except in the case of carwash. With this use, no side or rear yards are required except that any open side must be at least 25 feet from the property line.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, and zero lot line homes, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. For other uses, open yard space must equal 10 percent of lot area for lots of one acre or less and 20 percent of lot area for sites larger than one acre. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

**CBD
Central Business
Zoning District**

PERMITTED USES

All uses in B-G, except bars and lounges. Additional uses are retail trade and service use, light manufacturing, wholesale uses, detention or penal institution.

MINIMUM LOT AREA

NONE

MINIMUM YARD REQUIREMENTS

Front	-	NONE
Side	-	NONE
Rear	-	NONE
Open	-	NONE

I-1
Light Industry
Zoning District

PERMITTED USES

All uses in C-B-D. Additional uses include airport and/or dusting service, archery range, armory, bakery (wholesale), bar or lounge, battery manufacturing, beverage manufacturing, bulk plant (petroleum), canvas products manufacturing, carting (including express, crating, hauling, and storage), cemetery and mausoleum (with restrictions), clothing manufacturing, coffee roasting, cold storage plant, concrete and concrete product manufacturing, contractor (including storage yard for equipment, materials, supplies and/or vehicles), cosmetic manufacturing, creamery, dairy equipment sales, dog pound, drug manufacturing, dry goods (wholesale and manufacturing), electric power generating station, electroplating, elevator maintenance and service, farm equipment and supplies sales, feed store, feed locker plant, food manufacturing, food wholesale and storage, freight depot (railway and truck), frozen food plant, fruit and produce (wholesale), fur dyeing (including finishing and storage), glass manufacturing, hardware (manufacturing, storage, and wholesale), hatchery, hosiery mill, ice cream manufacturing, ice manufacturing, lumber yard and building materials, machine shop, machinery tools (construction equipment sales and service), mattress factory, metal sharpening, millinery manufacturing, mill work and similar woodwork manufacturing, novelty manufacturing, oil company (drilling and exploration), oil field service company, oil field supplies and machinery, packing, painting and decorating contractor, paper product manufacturing, paper supplies (wholesale), passenger depot, pipe storage, plastics fabrication, poultry storage and dressing, printing supplies manufacturing, railroad facilities, riding academy, roofing and sheet metal shop, rug cleaning, sand and gravel storage yard, seed and feed store, shoe wholesale and manufacturing, sporting goods (wholesale), stone cutting, toy manufacturing, trade school, transit vehicle storage and servicing, truck stop (with restrictions), venetian blind and metal awning (fabrication and cleaning), water distillation, welding shop, well drilling company (water).

MINIMUM LOT AREA

Same as R-2 for dwellings, except mobile homes for which 3,500 square feet per dwelling unit is required. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - For dwellings, 20 feet.
- Side - For detached dwellings, 5 feet per side.
NONE for other uses.
- Rear - For dwellings, 10 feet.
NONE for other uses.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. For multifamily residences, condominiums, townhouses, and zero lot line homes open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. For other uses, open yard space must equal 10 percent of lot. Open space shall be at least partially planted in grass or other plantings.

**I-2
Heavy Industry
Zoning District**

PERMITTED USES

All uses in I-1, with the exception of dwellings, which are not permitted.

MINIMUM LOT AREA

NONE

MINIMUM YARD REQUIREMENTS

Front	-	NONE
Side	-	NONE
Rear	-	NONE
Open	-	Open yard space must equal 10 percent of lot.

**GAD
Growth Area
Zoning District**

PERMITTED USES

All existing uses at the time of annexation.

MINIMUM LOT AREA AND YARD REQUIREMENTS

All existing heights and setbacks at the time of annexation will be permitted. Future additions to existing structures will adhere to the height and setback as presently established that most clearly fits the existing structure use.

MINIMUM OFF-STREET PARKING REQUIREMENTS (CBD EXCLUDED)

In calculating parking requirements, each use within a facility shall be considered and the appropriate parking ratio/s applied.

Boarding/Rooming Houses, Dormitories	1 space per guest room
Churches	1 space per 6 seats
Clubs	1 space per 300 square feet of floor area
Commercial Child Care Facilities	3 spaces plus 1 space per 600 square feet of floor area
Commercial Uses not otherwise listed in this section	1 space per 250 square feet of floor area
Drive-Thru Facilities, excluding food service	10 percent reduction of required parking
Fraternities, Sororities	1 space per 100 square feet of living area
Hospitals, Nursing Homes	1 space per 3 beds plus ancillary uses
Hotels/Motels	1 space per guest room
Industry, Manufacturing, Warehouse, Distribution Centers	
▪ Less than 10,000 square feet of floor area	1 space per 500 square feet of floor area
▪ 10,000 or more square feet of floor area	20 parking spaces plus 1 additional parking space for every 3 employees
Libraries, Museums, Art Galleries	1 space per 300 square feet of floor area
Mobile Homes and Mobile Home Parks	1 space per dwelling unit
Offices	
▪ Medical	1 space per 200 square feet of floor area
▪ Professional, Non-Medical	(See table following this list)
Residences	
▪ Single-Family	1 space per dwelling unit
▪ Two-Family	1 space per dwelling unit
▪ Condominiums, Townhouses	1.5 spaces per dwelling unit
▪ Multifamily	1.5 spaces per dwelling unit
Restaurants, Bars	1 space per 4 seats in the seating area plus 1 space per 200 square feet of remaining floor area
Schools	
▪ Elementary and Middle	1.5 spaces per classroom
▪ High	7 spaces per classroom
▪ University and College	1 space per 10 classroom seats
▪ Business Colleges, Trade Schools, Instructional Studios	1 space per 4 classroom seats
Self-Storage/Miniwarehouse Facilities	1 parking space per on-site dwelling unit plus 1 parking space per 200 square feet of office space and 1 parking space for every 2 employees
Theaters, Auditoriums, Gymnasiums, Convention Halls	1 space per 5 seats, permanent and portable

**ON-SITE PARKING SPACES REQUIRED
FOR PROFESSIONAL NON-MEDICAL BUILDINGS**

<i>Building Area (Sq. Ft.)</i>	<i>Parking Sp. Required</i>	<i>Building Area (Sq. Ft.)</i>	<i>Parking Sp. Required</i>	<i>Building Area (Sq. Ft.)</i>	<i>Parking Sp. Required</i>
1-500	3	21,501-22,000	73	43,001-43,500	135
501-1,000	5	22,001-22,500	75	43,501-44,000	136
1,001 - 1,500	8	22,501-23,000	77	44,001-44,500	138
1,501 - 2,000	10	23,001-23,500	78	44,501-45,000	139
2,001 - 2,500	13	23,501-24,000	79	45,001-45,500	140
2,501 - 3,000	15	24,001-24,500	82	45,501-46,000	141
3,001 - 3,500	18	24,501-25,000	83	46,001-46,500	142
3,501 - 4,000	20	25,001-25,500	85	46,501-47,000	144
4,001 - 4,500	22	25,501-26,000	86	47,001-47,500	145
4,501 - 5,000	25	26,001-26,500	88	47,501-48,000	146
5,001 - 5,500	26	26,501-27,000	89	48,001-48,500	148
5,501 - 6,000	27	27,001-27,500	91	48,501-49,000	149
6,001 - 6,500	28	27,501-28,000	92	49,001-49,500	151
6,501 - 7,000	29	28,001-28,500	93	49,501-50,000	152
7,001 - 7,500	30	28,501-29,000	95	50,001-50,500	153
7,501 - 8,000	31	29,001-29,500	96	50,501-51,000	155
8,001 - 8,500	32	29,501-30,000	97	51,001-51,500	156
8,501 - 9,000	33	30,001-30,500	98	51,501-52,000	158
9,001 - 9,500	34	30,501-31,000	100	52,001-52,500	159
9,501 - 10,000	35	31,001-31,500	101	52,501-53,000	160
10,001 - 10,500	36	31,501-32,000	103	53,001-53,500	161
10,501 - 11,000	38	32,001-32,500	104	53,501-54,000	162
11,001 - 11,500	39	32,501-33,000	105	54,001-54,500	163
11,501 - 12,000	42	33,001-33,500	107	54,501-55,000	164
12,001 - 12,500	43	33,501-34,000	108	55,001-55,500	165
12,501 - 13,000	44	34,001-34,500	110	55,501-56,000	167
13,001 - 13,500	46	34,501-35,000	111	56,001-56,500	168
13,501 - 14,000	47	35,001-35,500	113	56,501-57,000	169
14,001 - 14,500	49	35,501-36,000	114	57,001-57,500	170
14,501 - 15,000	50	36,001-36,500	115	57,501-58,000	171
15,001 - 15,500	53	36,501-37,000	117	58,001-58,500	173
15,501 - 16,000	54	37,001-37,500	118	58,501-59,000	174
16,001 - 16,500	55	37,501-38,000	120	59,001-59,500	175
16,501 - 17,000	57	38,001-38,500	121	59,501-60,000	177
17,001 - 17,500	59	38,501-39,000	123	60,001-60,500	178
17,501 - 18,000	61	39,001-39,500	124	60,501-61,000	179
18,001 - 18,500	62	39,501-40,000	125	61,001-61,500	181
18,501 - 19,000	63	40,001-40,500	127	61,501-62,000	182
19,001 - 19,500	65	40,501-41,000	128	62,001-62,500	183
19,501 - 20,000	67	41,001-41,500	129	62,501-63,000	184
20,001 - 20,500	68	41,501-42,000	131	63,001-63,500	185
20,501 - 21,000	70	42,001-42,500	132	63,501-64,000	187
21,001 - 21,500	72	42,501-43,000	133	64,001-64,500	188

**ON-SITE PARKING SPACES REQUIRED
FOR PROFESSIONAL NON-MEDICAL BUILDINGS**

<i>Building Area (Sq. Ft.)</i>	<i>Parking Sp. Required</i>
64,501-65,000	189
65,001-65,500	190
65,501-66,000	191
66,001-66,500	192
66,501-67,000	194
67,001-67,500	195
67,501-68,000	196
68,001-68,500	197
68,501-69,000	199
69,001-69,500	200
69,501-70,000	201
70,001-70,500	202
70,501-71,000	204
71,001-71,500	205
71,501-72,000	206
72,001-72,500	207
72,501-73,000	209
73,001-73,500	210
73,501-74,000	211
74,001-74,500	212
74,501-75,000	213
75,001-75,500	214
75,501-76,000	216
76,001-76,500	218
76,501-77,000	219
77,001-77,500	221
77,501-78,000	222
78,001-78,500	223
78,501-79,000	225
79,001-79,500	226
79,501-80,000	227
80,001-80,500	228
80,501-81,000	230
81,001-81,500	231
81,501-82,000	233
82,001-82,500	234
82,501-83,000	236
83,001-83,500	237
83,501-84,000	239
84,001-84,500	240
84,501-85,000	241
85,001-85,500	243
85,501-86,000	245

<i>Building Area (Sq. Ft.)</i>	<i>Parking Sp. Required</i>
86,001-86,500	246
86,501-87,000	248
87,001-87,500	249
87,501-88,000	250
88,001-88,500	252
88,501-89,000	253
89,001-89,500	255
89,501-90,000	256
90,001-90,500	258
90,501-91,000	259
91,001-91,500	261
91,501-92,000	262
92,001-92,500	263
92,501-93,000	265
93,001-93,500	266
93,501-94,000	268
94,001-94,500	269
94,501-95,000	271
95,001-95,500	272
95,501-96,000	273
96,001-96,500	275
96,501-97,000	276
97,001-97,500	278
97,501-98,000	279
98,001-98,500	281
98,501-99,000	282
99,001-99,500	283
99,501-100,000	285
100,001-100,500	286
100,501-101,000	287
101,001-101,500	289
101,501-102,000	290
102,001-102,500	291
102,501-103,000	293
103,001-103,500	294
103,501-104,000	295
104,001-104,500	297
104,501-105,000	298
* Over 105,000	

* Any building area exceeding 105,000 sq. ft. will be required to have one parking space for each additional 350 sq. ft. of building area.

SUPPLEMENTARY REGULATIONS

AREA

1. Where a lot has less area than the minimum requirements for the residential district within which the lot is located and was a lot of record, that lot may be used only for a single-family dwelling or public utilities.
2. More than one main institutional, public or semi-public, commercial, or industrial building may be built on a lot provided it is located within the buildable area of the lot, and it has been approved on a final subdivision plat approved by the Planning Commission. Said buildings must be separated by a minimum of ten feet.
3. In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size in all zoning districts, excluding the Special Districts.

HEIGHT

There are no maximum building height restrictions unless otherwise restricted by airport zoning or other ordinances.

USES

Accessory Apartments

Accessory apartments are allowed with the following conditions:

1. Only one accessory apartment is allowed per lot.
2. An accessory apartment may contain a maximum area of 25 percent of the living area of the principal dwelling unit, not to exceed 1,000 square feet.
3. An accessory apartment may never be sold or rented separately from the principal dwelling unit.
4. An accessory apartment must meet the minimum setback requirements of the principal structure.
5. Prior to approval of an accessory apartment, the property owner must submit a site plan showing the lot and all existing and/or proposed structures, with floor plans, on the lot.
6. Prior to approval of the accessory apartment, the property owner must sign an affidavit, to be recorded with the Lafayette Parish Clerk of Court, stating and agreeing to all of the above conditions.

Cemeteries

Cemeteries and mausoleums are permitted in the R-2, R-4, B-1-L, B-T, B-2-I, B-G, CBD, I-1, and I-2 zoning districts, provided that:

1. A sight-proof fence, not less than five feet, nor more than seven feet in height and made of masonry, wrought iron, or other durable material shall be constructed around the entire site. Sight-proof requirements may be replaced with different forms of fencing (i.e., wrought iron), provided that vegetative shrubbery or trees be planted for the purpose of screening.
2. A 20 foot green area shall exist for the front setback, five foot green area for the side setback(s), and ten-foot green area for the rear setback. No structure of any kind shall be permitted within the required yard setbacks.
3. The site shall have direct access to an arterial or collector street.
4. The property shall have ten acres of land or more. It must be dedicated as a cemetery or mausoleum in accordance with State regulations.
5. All development plans shall be reviewed and approved by the Planning Commission in accordance with appropriate subdivision regulations.
6. The City-Parish Council, upon recommendation by the Planning Commission, may approve height restrictions on any building, structure, or object located within the development.
7. Cemeteries and mausoleums are not to be considered an accessory use to churches, and therefore, are not allowed in the R-1-A, R-1-B, R-1-C, and Special Zoning Districts.

Drug Stores

Drive-thru service windows are permitted in B-N and B-1-L zoning districts for the dispensing of pharmaceutical products only.

Fences

1. Fences may be erected along the boundaries of a lot or yard area, except as may be restricted elsewhere herein. Additional fences may be erected within required yards.
2. When a property developed for commercial or industrial purposes (including the parking area) adjoins property bearing a residential zoning classification, a barrier providing privacy to adjoining properties shall be constructed on the side and/or rear property lines of such commercial or industrial property. This requirement shall also apply to property lines separating property developed for mobile homes, townhouses, condominiums, zero lot line homes, or multifamily purposes from property bearing R-1-A, R-1-B, R-1-C zoning classifications. The minimum required height of said barrier shall not be less than six feet. The barrier shall be maintained in good repair. (Illustration A-1)

If the finished grade of a development, within ten feet of the zoning district line, differs two feet or more from the grade of the adjacent property, the developer shall submit plans proposing additional screening. These plans must be approved by the Board of Zoning Adjustment.

Fuel Sales

Sale of gasoline or diesel fuel is allowed in B-T and B-2-I provided that:

1. A sight-proof fence not less than five feet nor more than seven feet in height and made of masonry or other durable material, including low maintenance wood, will be required to be constructed on commercially zoned property when abutting residentially zoned property.
2. Servicing of vehicles and service stations are prohibited.

Self-Service Storage Facilities

1. The maximum lot size for a self-service storage facility in a B-T zoning district is three acres.
2. All buildings in any self-service storage facility in a B-T zoning district shall be limited to one story, unless approved by the Board of Zoning Adjustment.
3. No doors to access individual rental units shall face adjacent residentially zoned property.
4. Where a solid wall of a facility abuts a residential zoning district, said wall may serve as the required sight-proof fence, with the requirement of a ten-foot landscaped building setback. In these instances, minimum landscaping shall consist of a well-maintained grassy area with Class B trees planted at least every 20 feet.
5. The storage of hazardous materials, such as toxic or explosive substances, is prohibited.
6. All outdoor lighting fixtures shall be installed in such a manner that the source of each individual light is shaded, positioned, and maintained so as not to be visible from off the premises.

Service Stations

No service station, fuel dispenser or public garage shall be permitted within 50 feet of a residentially zoned lot.

Truck Stops

1. The property on which a truck stop is located must have frontage on or within 1,000 feet of Interstate 10 or Interstate 49 or their service roads. An illustration will be kept in the Planning, Zoning, and Codes Department for reference.

2. Truck stops must provide the following at the site:
 - a. Property must be a minimum of five acres in size.
 - b. Must provide parking for 50 trucks.
 - c. Must provide a 50-seat restaurant.
 - d. Must provide showers.
 - e. Must provide scales.

YARDS

Canopies & Gas Pumps

1. Open, unenclosed canopies located in the B-T, B-2-I, and B-G zoning districts, which are part of a commercial use, shall be setback at least ten feet from all property lines.
2. Gas pumps and/or fuel dispensers shall be setback a minimum of 20 feet from front property lines and a minimum of ten feet from all side and rear property lines. On a corner lot, gas pumps shall be setback 20 feet from all property lines.

Carwash

Any open side must be at least 25 feet from the property line.

Communication Antennae (Residential)

This Ordinance governs only communication antennae located on lands used residentially and does not impose any regulations on commercially used antennae.

This Ordinance shall not apply to those communication antennae in place or operational on or before the effective date of this Ordinance. Any subsequent relocation of the communication antennae or support(s) shall be in compliance with this Ordinance. Additions or reductions in the height of communication antennae shall not be governed by this Ordinance.

1. A communication antenna may be located in the front yard on presentation of an affidavit that, in order to utilize the communication antenna correctly, its geographical location must be in the front yard; or, upon presentation of an affidavit that the cost of locating the communication antenna in the side or rear yard, because of geographical considerations, would exceed ten percent of the cost of the communication antenna.
2. Communication antennae shall be allowed in the rear and side yards provided the construction is no closer than the front sill of the main dwelling to the front lot line. No portion of any antennae (excluding wires, cables, etc. necessary for support, which may be located to the rear and side yard property lines) shall be located closer than three feet to any lot line. Guy wires and anchors may be located in front yards.
3. In addition, on corner lots, no communication antennae shall be located closer than ten feet to the side street property line. No construction shall be allowed in the 30-foot sight triangle of a street intersection.

Construction Adjacent to Drainage Easements

For any property abutting an improved and/or unimproved coulee, no permanent structure can be constructed within the required easement. The required easement parallels the bank of the improved and/or unimproved coulee and extends 20 feet from said bank. Quasi-permanent structures may be constructed in the required easement, only under the following conditions:

1. Location of the quasi-permanent structure must be reviewed and approved by the Director of Public Works.
2. Any damage incurred by the structure during maintenance or improvement of the coulee will be the responsibility of the property owner, not the City-Parish of Lafayette.

Corner Lot Requirements

On every corner lot developed for residential purposes, there shall be provided on the side street a side yard measuring a minimum of ten feet in depth provided that:

1. No part of any driveway entering the property in question, either from the front or side street, shall be closer than 30 feet from the point of intersection of the right-of-way lines of said streets.
2. No part of any garage or carport structure having access to and facing the side street shall be closer than 20 feet from the right-of-way line of said street. (Illustration A-2)
3. Any parking pad having access from and/or facing the side street shall have a minimum length of 20 feet, and no part of said pad shall protrude into the street right-of-way.
4. Should the side street be a major arterial or collector street, as defined in the Consolidated Thoroughfare Plan, then the side yard requirement shall be 20 feet. (Illustration A-3)

Detached Accessory Buildings

1. Detached buildings accessory to residential use have no maximum area provided the following setback requirements are met:
 - a. Structures are set back at least 20 feet and located no closer to the front property line than the front wall(s) of the principal structure.
 - b. The side setback on interior lots, or on corner lots on the side opposite the street side, is at least five feet.
 - c. On corner lots, a detached accessory building may be no closer to the side street than the principal structure.
 - d. The rear setback is a minimum of ten feet.

2. Only one detached accessory building will be allowed to encroach on the side and/or rear setbacks with maximum allowable area of said building being calculated by the following formula:

Rear lot width x required rear setback x 40% = maximum allowable area of the detached accessory building

- a. The maximum allowable area of the building shall not exceed 600 square feet.
 - b. A detached accessory building encroaching on side and/or rear setbacks shall be no closer than three feet to either property line.
 - c. On corner lots, a detached accessory building may be no closer to the side street than the principal structure.
 - d. A detached accessory building encroaching on side and/or rear setbacks must be located no closer to the front property line than the rear wall of the principal structure.
3. The primary garage or carport may be detached and located in front of the principal structure but must meet all minimum yard requirements.

Driveways (Residential)

1. All driveways and/or parking pads shall be located no closer than three feet to side or rear property lines and shall not conflict with sight triangle regulations. If the driveway or parking pad is designed and constructed to slope away from the adjoining side and/or rear property line, it may be constructed adjacent to the side and/or rear property line.
2. All parking pads shall extend into the lot a minimum of 20 feet measured along its shortest side from the property line.
3. Circular driveways/parking pads having both points of access on the same street are permitted provided that any existing or required sidewalk is routed around the driveway/parking pad. (Illustration A-4) Should the driveways be so close to the front sill of the house that the owner does not desire the sidewalk to be located around the driveway, the sidewalk may maintain a straight path, parallel to the street, provided there is a green space between the sidewalk and driveway that is at least four feet wide for at least ten feet of its length. (Illustration A-5)

Encroachment into the Required Rear Yard

One encroachment into the required rear yard setback is allowed (for the principal structure) provided that:

1. The encroachment shall not be closer than five feet to the rear lot line.
2. The encroachment shall only be permitted on one side of the lot when the lot is divided by extending a line that divides the rear and front lot lines in half.
3. No building or portion of building located on the other side of the lot shall be located closer than the required rear yard setback plus the amount of the setback reduced by the encroachment.

4. The encroachment shall be permitted upon receipt of a site plan demonstrating that all existing and proposed construction is in compliance with the provisions of this Ordinance. A plat of survey (by a registered land surveyor) shall be required after construction has begun and before the structure is occupied. (Illustration A-6)

Movement of Zoning Line

Where a lot is divided by a district boundary line, the Board of Zoning Adjustment may permit the less restricted portion of such lot to extend not more than 30 feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district. (Illustration A-7)

Pools

1. No pool or any portion of the pool structure itself shall be allowed in any easement. The decking surrounding the pool may be allowed in an easement, provided that any relocation or replacement of decking necessitated by utilization of the easement by the City-Parish, or any entity authorized to utilize said easement, shall be at the expense of the property owner.
2. The edge of the pool shall be set back one foot from the adjoining property line for every foot of pool depth at that point, plus one additional foot, up to a maximum setback from any particular property line of ten feet.
3. No pool shall be constructed closer than 21 feet from the front property line.
4. No pool shall be permitted in any required sight triangle area.
5. Pool decking may be constructed to the property line, provided the decking is constructed in such a fashion as to so divert water inward toward the pool and/or property upon which it is located.
6. For good cause shown, variances from the hereinafter set forth setback provisions may be granted by the Hearing Examiner for any pool situated outside the corporate limits of the City of Lafayette and by the Board of Zoning Adjustment for any pool situated within the corporate limits of the City of Lafayette.

Projections into Required Yards

1. Open fire escapes may not extend into any required yard more than five feet.
2. Every part of a required yard shall be open to the sky except normal projections not over 24 inches, and bay windows may project into any required yard not more than 24 inches.

Required Yards

1. Where a lot in a business or industrial district abuts a lot in a residential district, there shall be provided along such abutting lines a yard equal in width or depth to that required in the residential district. (Illustration A-8)

2. Where a lot fronting on a street is zoned partly industrial, the front yard depth in the industrial district shall be equal to the required front depth of the other district.
3. Required yards adjacent to public streets or alleys shall be measured from the property line adjacent to the right-of-way. Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and any setback required as part of these regulations.
4. Required yards adjacent to private streets or alleys shall be measured from the edge of pavement or back of curb of the street, whichever is closest to the structure.
5. There are no required front yards for townhouse developments on private streets or alleys.
6. Side yard requirements may be waived provided that a complete subdivision development plan is submitted to the Planning Commission showing the proposed location of all buildings, the maximum buildable area, and provided further that the covenants for said subdivision stipulate that there shall be a permanent easement of at least ten (10') feet between each main building. Additionally, all property adjacent to that being developed shall be protected by necessary servitudes on the developed site so that no building(s) will be placed on the property line of any adjacent land.

Setback Reductions

1. Any lot less than 100 feet deep may have front and rear yard areas reduced by one percent for each foot that the depth of the lot is less than 100. (Illustration A-9)
2. In the case of a lot less than 50 feet in width, the minimum side yard requirement is ten percent of the lot width. (Illustration A-10)
3. No building need be set back from the street more than the average front yard depth of the buildings within 100 feet on either side.

Sight Triangles

On a corner lot in any district, located on private and/or public streets, no automobile, trailer, sign, movable object, fence, wall, hedge, or other structure shall be erected, placed, or maintained within the triangular area formed by the intersecting projections of the right-of-way lines (for public streets) or the edge of the pavement (for private streets) at points which are 30 feet distant from the point of intersection, measured along said right-of-way lines or edge of pavement. Excluded from this restriction are: (a) utility poles, guy wires, and fire hydrants; (b) traffic and/or street signs where necessary; (c) trees situated in the said triangular area as of the effective date of this Ordinance; and (d) plantings or grass which are less than 12 inches in height from grade. (Illustrations A-11 and A-12)

Terraces

Uncovered, paved terraces shall not be considered in determining lot coverage.

ARTICLE VI – NON-CONFORMING USES

SECTION 1 – EXISTING USES: The lawful use of any building or land existing at the time of the enactment of this Ordinance may be continued although such use does not conform with the provisions of this Ordinance.

SECTION 2 – CONSTRUCTION APPROVED PRIOR TO ORDINANCE: Any building legally under construction which will become non-conforming at the time this Ordinance or amendment thereto becomes effective may be established as a bona fide non-conforming use by the Board of Zoning Adjustment if the Board finds that such construction represents a substantial investment.

SECTION 3 – EXTENSION: Attachment of signs, awnings, display materials, lights, or other extensions shall not be considered extensions of a non-conforming use provided that the attachment shall not constitute/accomplish any increase in square footage or cubical content. Increases in square footage or cubical content are expressly prohibited unless authorized by the Board of Zoning Adjustment through the appropriate variance process. The aforesaid attachment of signs shall be in accordance with the Zoning Ordinance at the time of said attachment. Buildings which are used for neither commercial nor industrial purposes and are non-conforming only as to yard areas or lot area per family may be structurally altered and their cubical content increased if such alteration or increase in cubical content does not further encroach upon any required yard space or off-street parking area.

SECTION 4 – DISPLACEMENT: No non-conforming use shall be extended to displace a conforming use.

SECTION 5 – ALTERATIONS: A non-conforming building may not be reconstructed or structurally altered unless destroyed by vandalism, fire, storms, or other Acts of God or the public enemy, provided the restoration is accomplished with no increase in cubical content and no increase in floor area of the building existing immediately prior to the damage.

SECTION 6 – UNSAFE STRUCTURES: Any non-conforming structure or portion thereof declared unsafe by a proper authority shall be restored to a safe condition.

SECTION 7 – CHANGES: Once changed to a more restricted use or to a conforming use, no building or land shall be permitted to revert to a non-conforming use. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or more restricted classification.

SECTION 8 – VACANT: No building or portion thereof or land used in whole or part for non-conforming purposes according to the provisions of this Ordinance, which hereafter becomes and remains vacant for a continuous period of 12 calendar months shall again be used except in conformity with the regulations of the district in which such building or land is situated. The intention to use a building or lot or part thereof for any non-conforming use, shall not be taken into consideration in interpreting and construing the word “vacant” as used in this Ordinance.

If the lessee of any building or place used or occupied for non-conforming purposes under a bona fide lease, shall at any time before expiration of said lease, cease to occupy or use the building for non-conforming purposes, the building or land shall not be considered vacant until the owner of the buildings or land shall again obtain legal control of its occupancy and use. This exemption shall not apply if the lessor, for any reason, is entitled legally to regain possession and does not attempt to do so by legal or other effective means.

In the event of bankruptcy a building or place used for non-conforming purposes shall not be considered vacant until said building or place is sold or possession thereof returned to the owner by order of court or otherwise in the bankruptcy proceedings.

Any building or land used for non-conforming commercial or industrial purposes upon which a mortgage has been inscribed and recorded shall not be considered vacant after foreclosure proceedings have been instituted until mortgagee or purchaser, at foreclosure sale, takes possession and ownership is established by court procedure or until mortgagee gains possession of the property by a recorded legal transfer.

SECTION 9 – PROOF OF LEASE: In order to prove the existence of a lease, the owner or his duly authorized agent must furnish the Zoning Administrator with a copy of said lease prior to approval of a Certificate of Occupancy for the subject site. If an unwritten lease exists, a notarized affidavit on a form provided by the Zoning Administrator must be filed with the Zoning Administrator prior to the approval of a Certificate of Occupancy for the subject site.

SECTION 10 – DISTRICT CHANGES: Whenever the boundaries of a district shall be changed so as to transfer an area from one district to another district of a different classification, the foregoing provisions shall also apply to any non-conforming uses existing therein.

ARTICLE VII – ADMINISTRATION

SECTION 1 – ENFORCEMENT: It shall be the duty of the Zoning Administrator to enforce this Ordinance. It shall also be the duty of all officers and employees of the City-Parish Government, and especially of all members of the Police Department, to assist the Zoning Administrator by reporting new construction, alterations, relocations, repairs, land uses, or seeming violations. Appeal from the decision of the Zoning Administrator may be made to the Board of Zoning Adjustment as provided in Article VIII of this Ordinance.

SECTION 2 – BUILDING PERMITS: No building or structure shall be erected, altered, repaired, or relocated until a building permit has been approved by the Zoning Administrator and all appropriate Departments of the Lafayette Consolidated Government as designated by the Zoning Administrator. The application for an issuance of such permits shall be in accordance with the requirements of the Building Code.

SECTION 3 – CERTIFICATES OF OCCUPANCY: No change in the use or occupancy of land or of an existing building or structure shall be made, nor shall any new building or structure be used or changed in use until a Certificate of Occupancy has been issued by the Zoning Administrator. No Certificate of Occupancy shall be issued unless the building, land, or structure complies with all provisions of the Zoning Ordinance and all terms and conditions of any building permits previously issued for the building, land, or structure. Building permits are issued by the Planning, Zoning, and Codes Department, but only after approval from the Zoning Administrator has been obtained as above described. The issuance of such a Certificate shall be in accordance with the following procedure:

- I. Applications for Certificate of Occupancy shall be made concurrently with the application for a building permit. After determining that the proposed erection, alteration, relocation, or change in use is in compliance with the provisions of the Zoning Ordinance and all terms and conditions of any building permits previously issued, such application shall be approved by the Zoning Administrator within ten days from the date of submission except where there is a delay beyond control of the Zoning Administrator.
- II. All requests for a Certificate of Occupancy shall be accompanied by all appropriate information as may be required to determine compliance with the land use regulations.
- III. A final Certificate of Occupancy shall be issued within ten days after the completed work has been inspected and approved as complying with the provisions of this Ordinance and any conditions of any building permits previously issued for the building, land, or structure.
- IV. This article shall in no case be construed as precluding the owner, owners, or authorized agents of property for which a Certificate of Occupancy has been issued, from obtaining subsequent Certificates of Occupancy as may be required for changes in ownership, tenancy, intended use or repairs/alterations/additions to said building.

ARTICLE VIII – BOARD OF ZONING ADJUSTMENT

SECTION 1: LEGISLATIVE INTENT

- A. Pursuant to the provisions of the Home Rule Charter for Lafayette City-Parish Consolidated Government, the Lafayette City-Parish Council has the ability, by ordinance, to reorganize any Board or Commission in existence at the date the Charter becomes effective. The Lafayette City-Parish Council does hereby reorganize the Board of Zoning Adjustment.
- B. This Ordinance, O-180-96, as amended, is intended to supersede and replace Article VIII being entitled Board of Zoning Adjustment of Ordinance O-191 of the Code of Ordinances of the City of Lafayette, Louisiana, and it shall be codified as such. Furthermore, upon the enactment of a Code of Ordinances for the Lafayette City-Parish Consolidated Government, the ordinance shall be included in that codification under the subject matter as indicated in the title.

SECTION 2: EXISTING BOARD – As of the effective date of the Home Rule Charter, there was in existence the Board of Zoning Adjustment and the Lafayette City-Parish Council does now reorganize that existing Board under the terms and conditions contained in this Ordinance.

SECTION 3: NAME – The Board shall continue to be known as the Board of Zoning Adjustment.

SECTION 4: NUMBER OF MEMBERS – The Board shall consist of five members and two alternate members. Any member or alternate member must be a land owner in Lafayette Parish, Louisiana, as well as a registered voter and domiciled within the corporate limits of the City of Lafayette, Louisiana, at the time of his/her appointment, and he/she must remain a land owner and a registered voter and domiciled within the corporate limits of the City of Lafayette, Louisiana during his/her term of office. The two alternate members shall serve only when called upon to constitute a quorum. When serving, alternate members shall have all of the powers and duties of regular members.

SECTION 5: METHOD OF APPOINTMENT – The City-Parish President shall appoint one member as his direct appointment. Four members will be the direct appointments of the Lafayette City-Parish Council. One of the four members shall be a minority as defined by La. R.S. 38:2233.2. The two alternate members shall be the direct appointments of the Lafayette City-Parish Council as a whole.

- A. **INITIAL APPOINTMENTS** – The initial Board, as reorganized, shall be appointed by resolution of the Lafayette City-Parish Council.
- B. **SUBSEQUENT APPOINTMENT** – All members shall be removable for cause by the appointing authority upon written charges and after public hearing as provided by La. R.S. 33:4727. Any vacancy shall be filled for the unexpired term of any member whose term becomes vacant. Subject to the foregoing, all of the above members shall continue to serve until the expiration date of their appointment. Any appointment made after these initial appointments shall also be removable for cause by the appointing authority upon written charges and after public hearing. Subject to the same, any such appointments shall be

designated by the appointing authority for a period of five years from the date of appointment as provided by La. R.S. 33:4727. With reference to the two alternate members, one member shall be appointed for a term of three years and the second alternate shall be appointed for a term of two years. Thereafter, each alternate member will be appointed for a term of three years.

- C. **TERM LIMITS** – The limitation of service shall be three consecutive terms but in no case to exceed 12 consecutive years. In the case of these initial appointments, prior service on the Board shall be counted toward this term limitation.
- D. **UNEXPIRED TERM** – Service of one-half or more of an unexpired term shall be considered a term within the meaning of this limitation.
- E. **REAPPOINTMENT AFTER TERM LIMIT SERVED** – In order for an individual to be considered for reappointment to this Board on which that individual previously served the maximum length of time allowed, a period of four years must elapse since the last day of service of that individual on this Board before said individual can be reappointed.
- F. **NOTIFICATION OF APPOINTMENT** – The appointing authority for any appointments shall communicate, in writing, to the Clerk of the City-Parish Council the name of the appointee, the name of the Board, Commission, and/or Local Agency for which the appointment has been made and the date of the appointment. All appointments to any Board, Commission, and/or Local Agency shall be memorialized by adoption of an ordinance or resolution of the Lafayette City-Parish Council.

SECTION 6: FUNCTION OF BOARD – The functions of the Board shall be as follows:

- A. The Board may determine and vary the regulations and restrictions adopted in the Comprehensive Zoning Ordinance of the City of Lafayette and may determine and vary its application in harmony with its general purpose and intent and in accordance with the general or specific rules contained herein.
- B. The Board shall adopt its rules and regulations; however, any rules adopted by the Board of Adjustment, Zoning Administrator, or other official shall not be effective until approved in writing by the Lafayette City-Parish Council.
- C. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. The Chairman or, in his absence, the acting Chairman or Vice-Chairman may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its meetings showing the vote of each member upon each question or if absent or failing to vote indicating the fact, and shall keep records of the examination and other official actions, all of which shall be filed immediately in the office of the Board and shall be public records. All testimony, objections thereto, and rulings thereon, shall be taken by an auditory recording or by a reporter employed by the Board for that purpose.

- D. Appeals to the Board of Zoning Adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the Lafayette City-Parish Government affected by any decision of the administrative officer. Appeals shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken, and with the Board of Zoning Adjustment, a notice of appeal specifying the grounds therefore. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken, after all transcript costs and all of the costs of appeal are paid by the person or entity taking the appeal, the appellant. The Board of Zoning Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the interested parties, and decide the appeal within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.
- E. The Board of Zoning Adjustment shall have the following powers:
1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of the Comprehensive Zoning Ordinance of the City of Lafayette.
 2. To hear and decide all matters referred to it or upon which it is required to pass under the Comprehensive Zoning Ordinance.
 3. In passing upon appeals, where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Comprehensive Zoning Ordinance, to vary or modify the application of any of the regulations or provisions of the Ordinance relating to the use, construction, or alteration of buildings or structures or the use of land so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done.
 4. In exercising the above mentioned powers, the Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination as ought to be made, and to that end shall have all of the powers of the officer from whom the appeal is taken. An affirmative vote of three (3) members shall be necessary to reverse any order, requirement, decision, or determination of any administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any ordinance, or to effect any variation in the Comprehensive Zoning Ordinance.
 5. Any person or persons jointly or severally aggrieved by any decision of the Board of Zoning Adjustment, of any officer, department, board, or bureau of the Lafayette City-Parish Government, concerning the Comprehensive Zoning Ordinance may present to the District Court in Lafayette Parish, Louisiana a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the Court within 30 days after filing of the decision in the office of the Board.

Upon the presentation of such petition, the Court may allow a writ of certiorari directed to the Board of Zoning Adjustment to review the decision of the Board of Zoning Adjustment and shall prescribe therein the time within which a return may be made and served upon the relater's attorney, that shall not be less than ten days but which may be extended by the Court.

The party requesting the appeal or writ shall bear the cost of transcribing the auditory recording of the meeting in which the adverse Board of Zoning Adjustment decision was rendered.

The Board of Zoning Adjustment shall not be required to return the original papers acted upon by it, but may return certified or sworn copies thereof or such portions thereof as may be called for by the writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.

If upon the hearing it shall appear to the Court that testimony is necessary for the proper disposition of the matter, it may take additional evidence or appoint a referee to take such evidence as it may direct, the cost of which shall be borne by the party who initiated the appeal and report the same to the Court with his/her findings of fact and conclusions of law, which shall constitute a part of the proceeding upon which the determination of the Court shall be made.

The Court may reverse or affirm, wholly or in part, or may modify the decision brought up for review. Cost shall not be allowed against the Board unless it appears to the Court that it acted with gross negligence, in bad faith, or with malice in making the decision appealed from. All issues in any proceeding under this section shall have preference over all other civil actions and proceedings in accordance with La. R.S. 33:4727

SECTION 7: MEETINGS AND PROCEDURES

- A. Meetings of the Board shall be held at the call of the Chairman and at such other time as the Board may determine.
- B. The Board may establish any policy, procedure, rule, and/or regulation concerning the conduct of its affairs, including, but not limited to, the conduct of its meetings as the Board in its sole direction shall deem necessary for the conduct of its business.

SECTION 8: ORGANIZATION AND QUORUM OF THE BOARD – The Board shall elect, at its first meeting and annually thereafter, a Chairman, a Vice-Chairman, and a Secretary from its membership. The term of each office shall be for one year, with eligibility for reelection. Three members of the Board shall constitute a quorum for all purposes.

SECTION 9: REPORTS – The Board shall keep an accurate record of all of its meetings and shall at least annually give to the Lafayette City-Parish Council both a written and oral report on the Board's activities for the prior year. The Board shall provide to the Clerk of the Lafayette City-Parish Council, copies of the minutes of each of its meetings.

SECTION 10: AUDIT – If the City-Parish Council determines that this Board is an entity which must be audited, the Council shall have the right, by separate Council Resolution (1) to select and designate an auditor for the Board; (2) to determine the cost of any such audit; (3) to determine how the cost of such audit shall be paid. Furthermore, the Lafayette City-Parish Council will have the right to designate a private auditor to make any audit which it desires concerning the financial affairs of the Board.

SECTION 11: BUDGET – The annual proposed budget of the Board, if any exists, shall be submitted by the Board to the Lafayette City-Parish President no later than 60 days before the end of the Board's fiscal year. The City-Parish President shall have the proposed budget reviewed and shall submit his/her findings, if any, to the Lafayette City-Parish Council, together with his/her recommendations, if any, within 30 days after his/her receipt of the proposed budget. The Lafayette City-Parish Council shall approve each annual budget for this Board and shall have the ability to approve and/or deny any part or portion of the proposed budget of this Board.

SECTION 12: LEGAL REPRESENTATION – The Lafayette City-Parish Attorney, or his designee, shall serve as the legal advisor of this Board.

SECTION 13: GENERAL POLICY – The Board shall be subject to the general policy for all boards, commissions, and/or agencies established in any Resolution by the Lafayette City-Parish Council. The Board shall also be subject to all applicable provisions of Louisiana law, including, but not limited to, La. R.S. 33:4727.

SECTION 14: SEVERABILITY – Should any portion of this Ordinance be declared unconstitutional by a Court of competent jurisdiction, the remaining clauses will remain in full force and effect.

SECTION 15: EFFECTIVE DATE – This Ordinance shall become effective immediately upon the signature of the Lafayette City-Parish President, the elapse of ten days after receipt of the City-Parish President without signature or veto, or upon override of a veto, whichever occurs first.

SECTION 16: REPEAL – All ordinances or resolutions, or parts thereof, including, but not limited to, all ordinances or resolutions, or parts thereof, of the City of Lafayette and/or of the Parish of Lafayette, including, but not limited to, Article VIII being entitled Board of Zoning Adjustment of Ordinance O-191 of the Code of Ordinances for the City of Lafayette, and any such ordinance or resolution in conflict herewith, are hereby repealed.

ARTICLE IX – VIOLATION AND PENALTY

SECTION 1 – VIOLATION: In case any building or structure is erected, structurally altered, or maintained, or any building, structure, or land is used in violation of this Ordinance, or occupancy of any building, structure, or land is permitted based upon falsified information, any of the proper City-Parish Officials or their duly authorized representatives, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, structural alteration, maintenance, use, or other violations, to restrain, correct, or abate such violations, to prevent the occupancy of such building, structure, or land or to prevent any illegal act, conduct, business, or use in or about such premises. Each day such violation continues shall constitute a separate violation. The Zoning Administrator may call upon the Chief of Police to furnish him with the necessary police personnel to carry out his orders.

SECTION 2 – PENALTY: The owner or general agent of a building or premises where a violation of any provision of this regulation has been committed or shall exist, or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the owner, general agent, lessee, or tenant of any part of the building or premises in which such violation has been committed or shall exist, or the general agent, architect, builder, contractor, or any other person who commits, takes part in, assists on any such violation, or maintains any building or premises in which any such violation shall exist shall be guilty of a misdemeanor punishable either by a fine not to exceed one hundred (\$100) dollars or not more than 30 days jail sentence, or both, for each and every day that such a violation continues.

ARTICLE X – AMENDMENTS AND PETITIONS

SECTION 1 – INITIATION OF AMENDMENTS: The City-Parish Council may, from time to time, amend, supplement, or change the regulations, restrictions, or boundaries herein or subsequently established. Such amendment, supplement, or change may be initiated:

- I. By action of the City-Parish Council itself by introduction of an ordinance or by adoption of a motion.
- II. By recommendation of the Zoning Commission.
- III. By petition of property owners.

Such amendments shall be effective only if the prescriptions as set forth herein are subscribed to.

SECTION 2 – FINAL REPORT FROM ZONING COMMISSION REQUIRED: The City-Parish Council shall take no amendatory action nor shall any amendment to this Ordinance be effective until the City-Parish Council has received the final report of the Zoning Commission. Said report shall contain the recommendation of the Commission relative to the amendment and its reasons for making such a recommendation. The report shall be filed with the City-Parish Council within 45 days after the date of the public hearing held to consider the amendment. Failure to do so shall constitute cause for the City-Parish Council to take action on the amendment independent of the receipt of the final report.

SECTION 3 – PUBLIC HEARING REQUIRED: The Zoning Commission shall not file a report recommending amendments to this Ordinance, nor shall the City-Parish Council take amendatory action, nor shall any amendment be effective unless the Commission has held a public hearing upon the proposed amendment at which parties in interest have an opportunity to be heard. Said hearing may be called by the Zoning Commission upon its own initiatives; additionally it shall be called upon direction of the City-Parish Council or upon receipt of a petition from a property owner.

SECTION 4 – NOTIFICATION OF PUBLIC HEARING REQUIRED: No public hearing shall be held to consider a proposed amendment to this Ordinance unless notification of said hearing is given in accordance with the prescriptions set forth as follows:

- I. Hearing to consider proposed amendment initiated by petition of a property owner, Zoning Commission, or City-Parish Council. Notification of a hearing to consider an amendment to this Ordinance by a property owner, Zoning Commission, or City-Parish Council must be given as follows:
 - A. Notice of the proposed change and of the time and place of the hearing shall have been published once a week in three different weeks in the official journal of the Lafayette Consolidated Government. At least 15 days shall elapse between the first publication and the date of the hearing.

- B. Except for annexations, one or more signs be placed on the street right-of-way nearest the property every 500 linear feet of the property frontage on or before the first date of publication before the meeting, to give notice to the public of a proposed zoning change or variance request. For annexations, signs need not be placed in the interior of the annexation area.
- C. The advertisement, as per requirements of the State Law, be adhered to.
- D. The sign is to state that the property upon which it is erected, is being considered for rezoning/variance with a telephone point of contact within the Lafayette Consolidated Government, Planning, Zoning, and Codes Department.
- E. The Planning, Zoning, and Codes Department, will be required to mail out notices, by certified letter, of the public hearing to all of the immediate adjacent property owners of record and the owners of the property immediately adjacent to that property as per the latest tax assessor's tax rolls. (The property directly across the public road from the reclassification site will be treated as adjacent property.)
- F. The mail out to the immediately adjacent property owners and the owners of the property immediately adjacent to that property of the notice of the public hearing must be sent out at least seven days prior to the date of the public hearing.

SECTION 5 – PROCEDURE FOR FILING PETITION: A petition by a property owner for an amendment of this Ordinance shall be filed with the City-Parish Council through the Zoning Commission. In filing such a petition, the following prescriptions shall apply:

- I. Hearings on petitions for amendments to this Ordinance will be held at least three times yearly. Dates of said meetings will be at the discretion of the Zoning Commission. Action will be taken on petitions which have been filed at least 40 days prior to the date of a scheduled hearing.
- II. No petition for amendment to change a zoning classification shall be filed unless such petition is duly signed and acknowledged by the owner, or authorized agents of not less than 50 percent of the area of land for which a change of classification is requested provided, however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the 50 percent area provision.
- III. Each petition for rezoning or variance shall be accompanied by three copies of a map drawn by a land surveyor registered in the State of Louisiana, to an approximate scale of one inch equals 50 feet, showing the dimensions of each lot or tract and property ownership of all immediate adjacent property owners of record as per the latest tax assessor's tax rolls. (The property directly across the public road from the reclassification site will be treated as adjacent property.) All adjacent property owners will be notified by certified letter. This map shall show all lots, streets, street names, and dimensions, existing zoning, and any other pertinent feature, such as coulees, ditches, easements, etc. By filing a petition for rezoning, the petitioners consent to allow employees of the Lafayette Consolidated Government or agents thereof to enter the property being petitioned for rezoning, for the purpose of installation, maintenance, and removal of zoning signs. The petitioner shall furnish a copy of the subdivision covenants, if any, affecting the property under consideration for rezoning, and shall certify that said covenants are currently in effect at the time of filing.

IV. Each petition for a text change in the Ordinance not involving acreage shall be accompanied by an application fee of \$100.00. Each petition for proposed change of zoning classification of land acreage shall be accompanied by an application fee of \$500.00, plus an amount equal to current United States Postal Service charges for each notice required to be made by Certified Mail. The application fees may be published in the "Fee Schedule" of the Lafayette City-Parish Consolidated Government Planning, Zoning and Codes Department.

Under no condition shall said fee or any part thereof be refunded by reason of failure of said proposed change of zoning to be adopted by the Lafayette City-Parish Council.

V. Whenever a petition is filed requesting an amendment to the Ordinance, and said petition has been finally acted upon by the City-Parish Council, or when said petition has received no action on the part of the City-Parish Council, within 90 days, or when said petition has been officially advertised for public hearing before the City-Parish Council but has subsequently been withdrawn, then the City-Parish Council shall not consider any further landowner's petition requesting or proposing the same or less restrictive amendment for the same property within a period of two calendar years. This two-year period shall begin the date of the City-Parish Council's final legal action on said petition or the date of the expiration of the aforesaid 90-day period in case action has not been taken by the City-Parish Council, or the date of withdrawal of said officially advertised petition. This provision shall not apply in cases where the City-Parish Council wishes to consider a comprehensive zoning revision of an area larger than 20 acres.

SECTION 6 – AMENDATORY ACTION BY THE CITY-PARISH COUNCIL WITHIN 90 DAYS FROM RECEIPT OF FINAL REPORT: If the City-Parish Council decides to amend this Ordinance, it shall do so within 90 days from the date upon which the Zoning Commission files the final report with said Council.

SECTION 7 – CONDITIONAL REZONING: The City-Parish Council, upon the recommendation of the Zoning Commission, may provide for a conditional rezoning of property for a specified use, which conditional rezoning shall be effective only for so long as said property is continuously used, without interruption, for a period exceeding one year in accordance with the plans, plat, use restrictions, and other criteria recommended by the Zoning Commission and adopted by the Council.

- I. In cases where a building or buildings exist and there is no proposed new construction, the applicant shall submit to the Zoning Commission an application stating the proposed use of the property.
 - A. The Zoning Commission may recommend a time limit within which the applicant shall apply for a Certificate of Occupancy in conformity with the proposed use, which time limit shall be not less than three months nor more than six months from the final decision of the Council.
 - B. In the event that the applicant ceases to use the property for the specific purpose for which application has been made and such cessation of use continues for a consecutive one year period, the property shall, without any action on the part of the Council or any other governing authority, revert to its original zoning classification.

- II. In cases where new construction is proposed, the Council, upon the recommendation of the Zoning Commission, may, in addition to any of the requirements set forth herein, require that a plan of the site be approved by the Commission and Council and filed with the Zoning Administrator and Codes Division. All improvements to the site shall be constructed in conformity with the approved plan and completed before expiration of such time period as may be set by the Council.
- A. The time limit shall be no less than six months nor more than 18 months, unless for good cause shown, the Council elects to provide a longer period.
 - B. Any plan required by the Council may include, but shall not be limited to, a floor plan, elevations, site plan, plot plan, and such other items as may be required by the Council.
 - C. The Council shall have the right to impose additional restrictions upon the use of the property, over and above the restriction that the property be used only for a specified use, including, but not limited to, restrictions relative to the site plan and any future modifications thereto, setback requirements, and such other restrictions as the Council may feel appropriate in order to permit the conditional zoning.
 - D. If, at the end of the set period, construction is not complete, the time period may be extended by three months if substantial progress is made as determined by the Zoning Administrator. Securing a permit for construction does not constitute substantial progress.
 - E. Use of the subject property shall be limited to that use for which the applicant has made application and, in the event of a cessation of such use for a consecutive period of one year, the property shall, without any action on the part of the Council or any other governing authority, revert to its original zoning classification.

ARTICLE XI – INTERPRETATION

In interpreting and applying the provisions of this Ordinance, these shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity, and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any ordinance, rules, regulations, or permits previously adopted or issued, and not in conflict with any of the provisions of this Ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises and likewise not in conflict with this Ordinance; nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, or other pre-recorded agreements between parties provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or land or upon the height of buildings, or requires larger open space or larger lot area than are imposed or required by such ordinances or agreements, the provisions of this Ordinance shall control.

ARTICLE XII – VALIDITY

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance which shall continue in full force and effect.

ARTICLE XIII – REPEAL OF CONFLICTING ORDINANCES

All zoning ordinances or parts of zoning ordinances, in conflict herewith are hereby repealed provided, however, that all suits at law or in equity and/or prosecutions resulting from the violation of any zoning ordinance heretofore in effect which are now pending in any of the courts of this State or of the United States shall not be abated or abandoned by reasons of the adoption of this Ordinance but shall be prosecuted to their finality the same as if this Ordinance had not been adopted and any and all violations of existing zoning ordinances, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted; and nothing in this Ordinance shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending and/or which may have heretofore been instituted or prosecuted.

ARTICLE XIV – VARIANCE

Wherever the requirements of this Ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive or that imposing the higher standards shall govern.

APPENDIX A
LOT ILLUSTRATIONS

FENCES

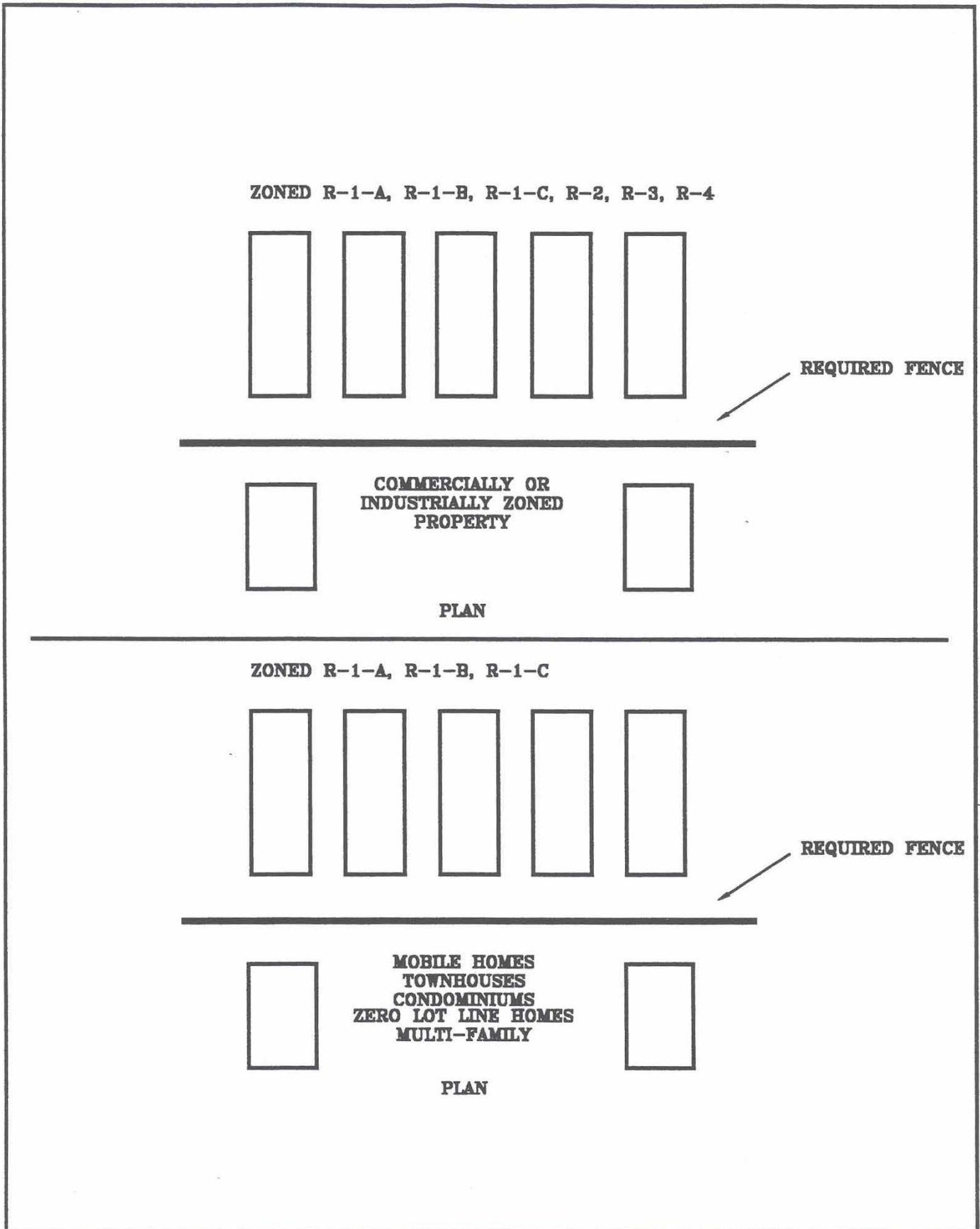


ILLUSTRATION A-1

CORNER LOT SETBACK REQUIREMENTS ON LOCAL STREETS

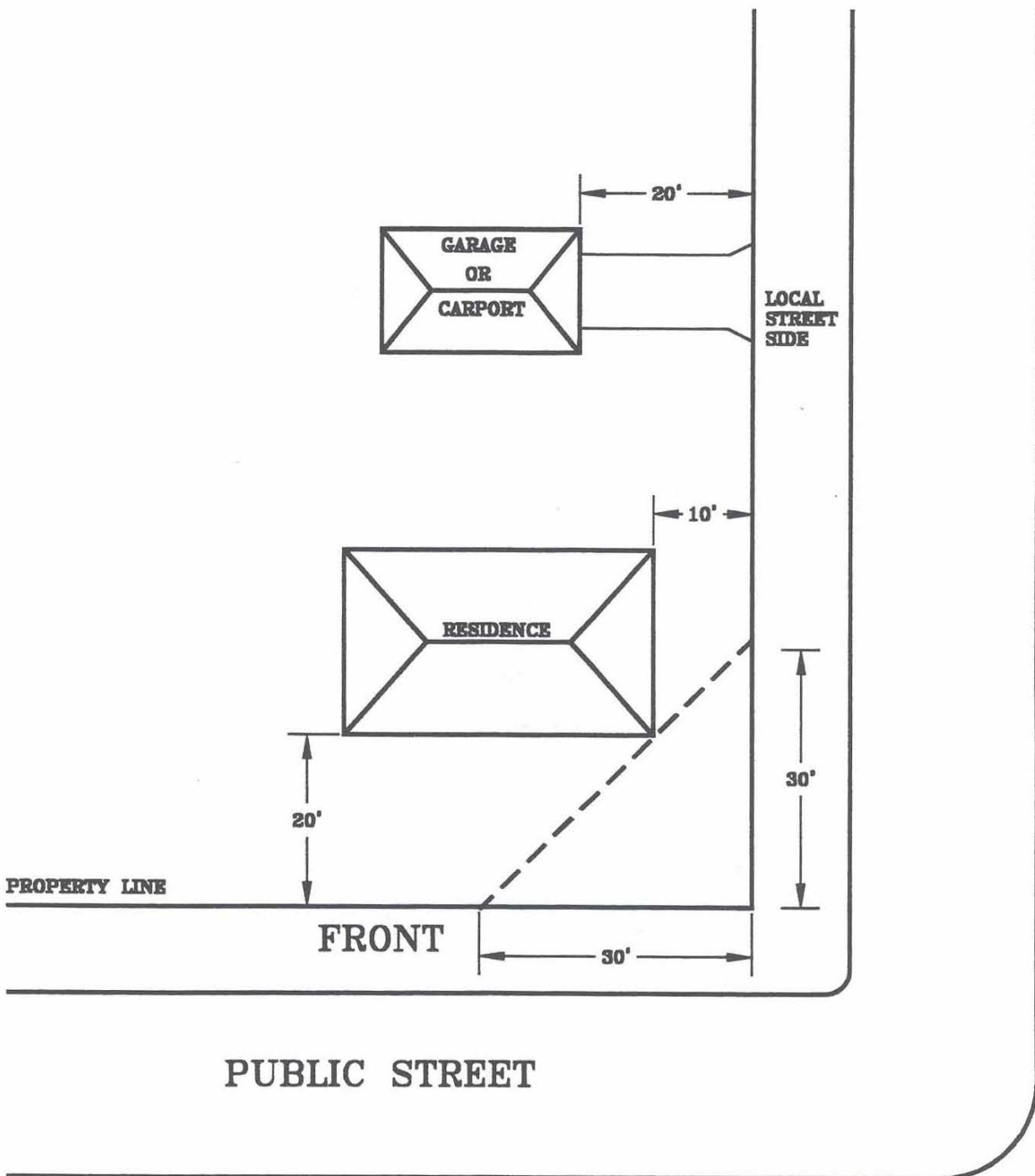


ILLUSTRATION A-2

CORNER LOT REQUIREMENTS ON AN ARTERIAL/COLLECTOR STREET

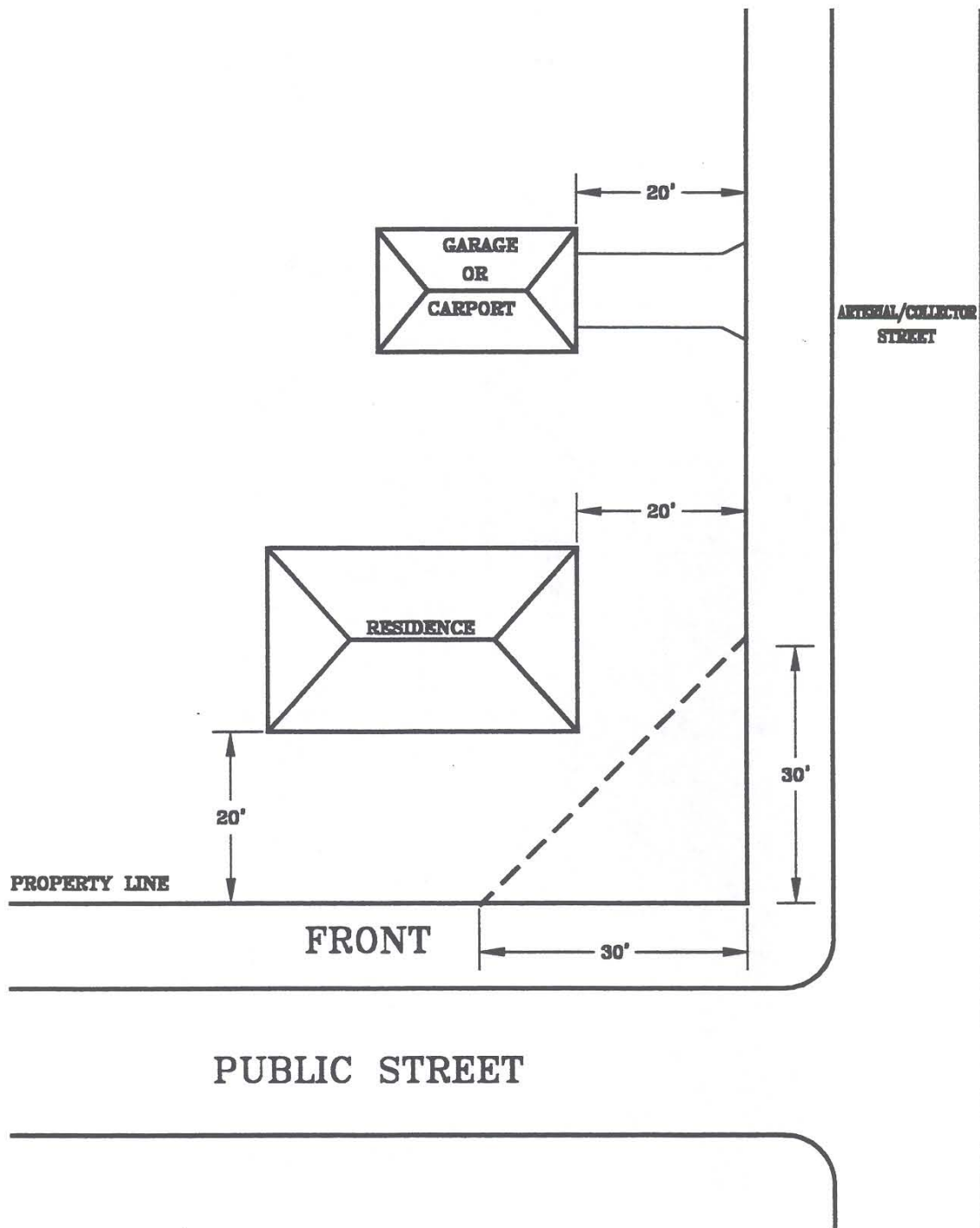


ILLUSTRATION A-3

SIDEWALK ROUTED AROUND PARKING PAD

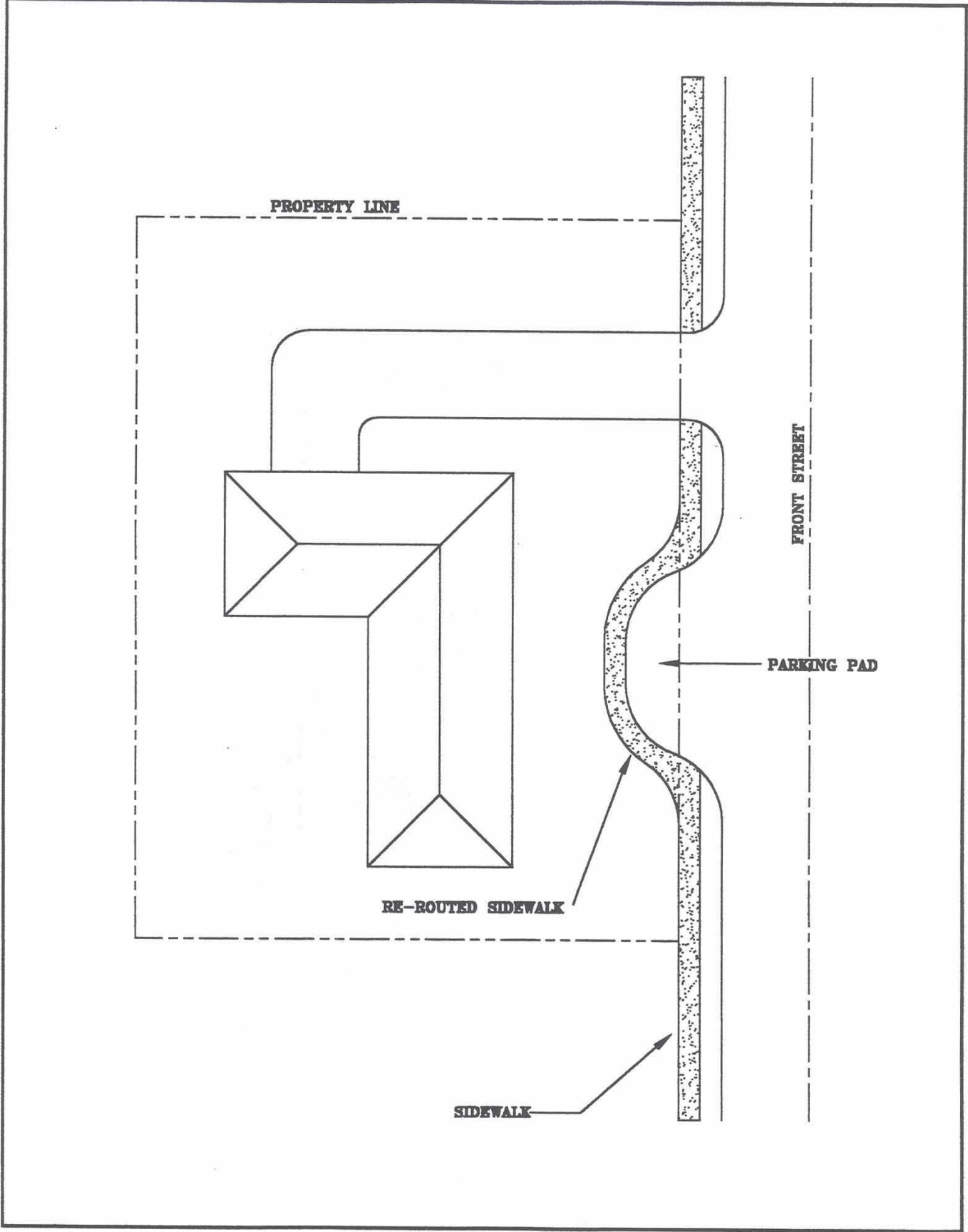


ILLUSTRATION A-4

CIRCULAR DRIVEWAY

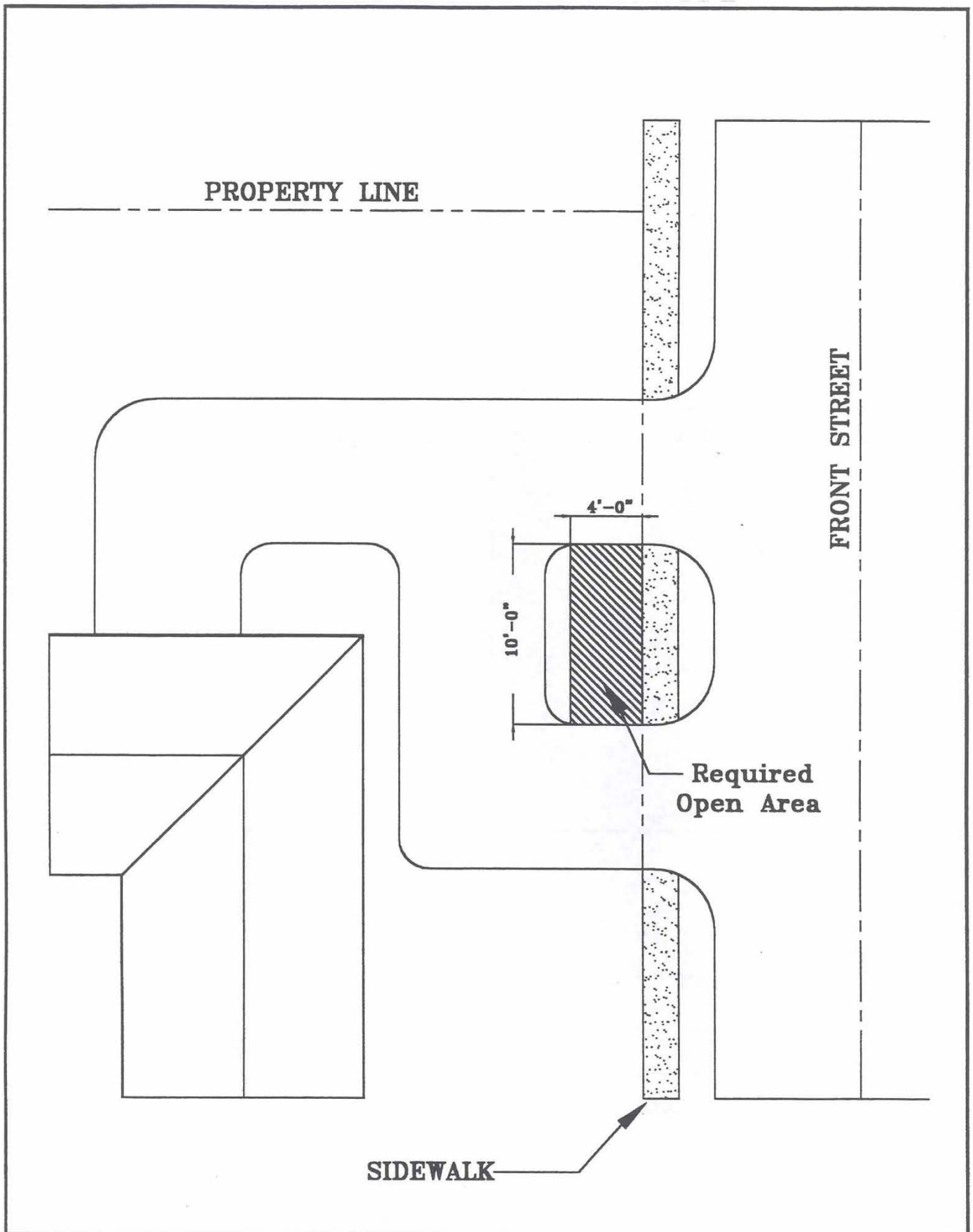
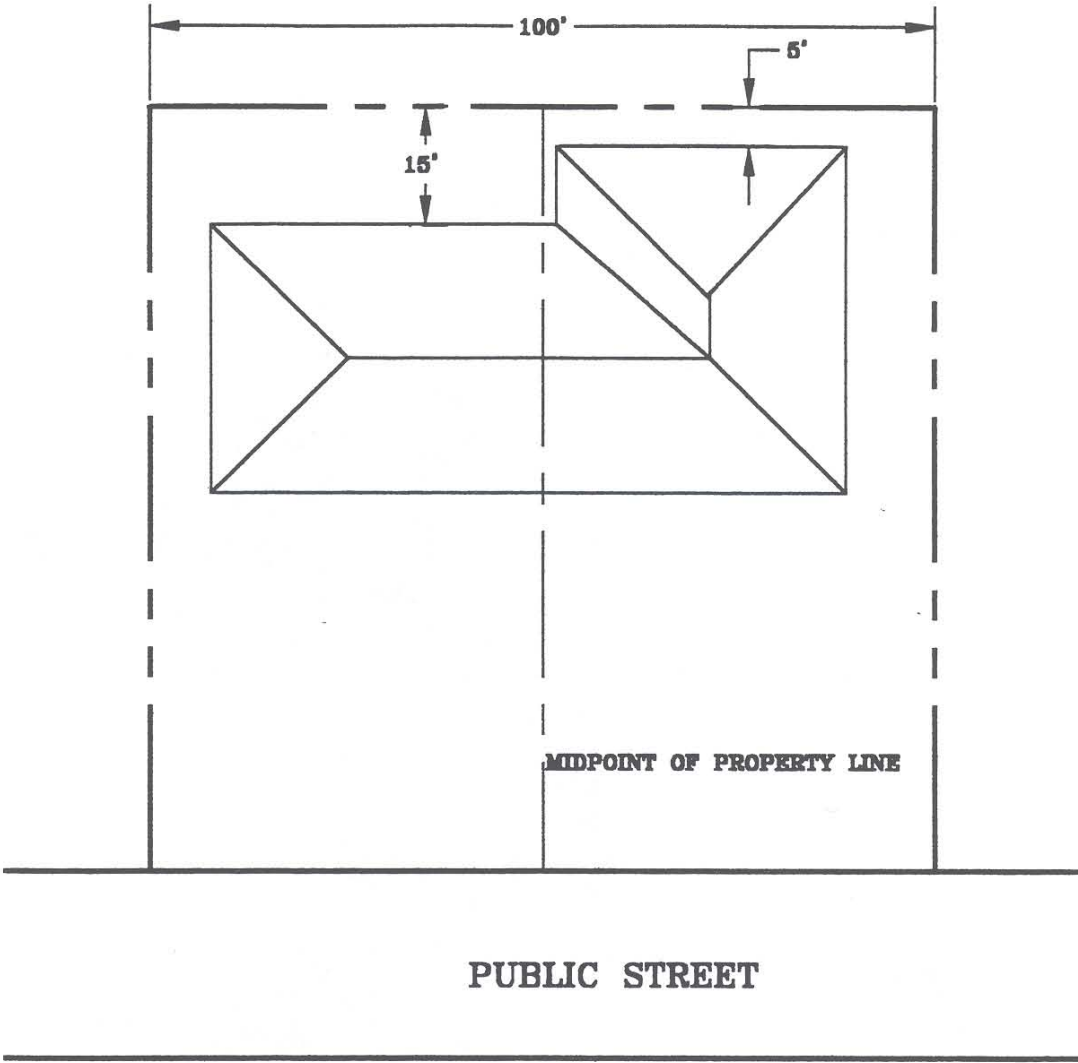


ILLUSTRATION A-5

REARYARD ENCROACHMENT

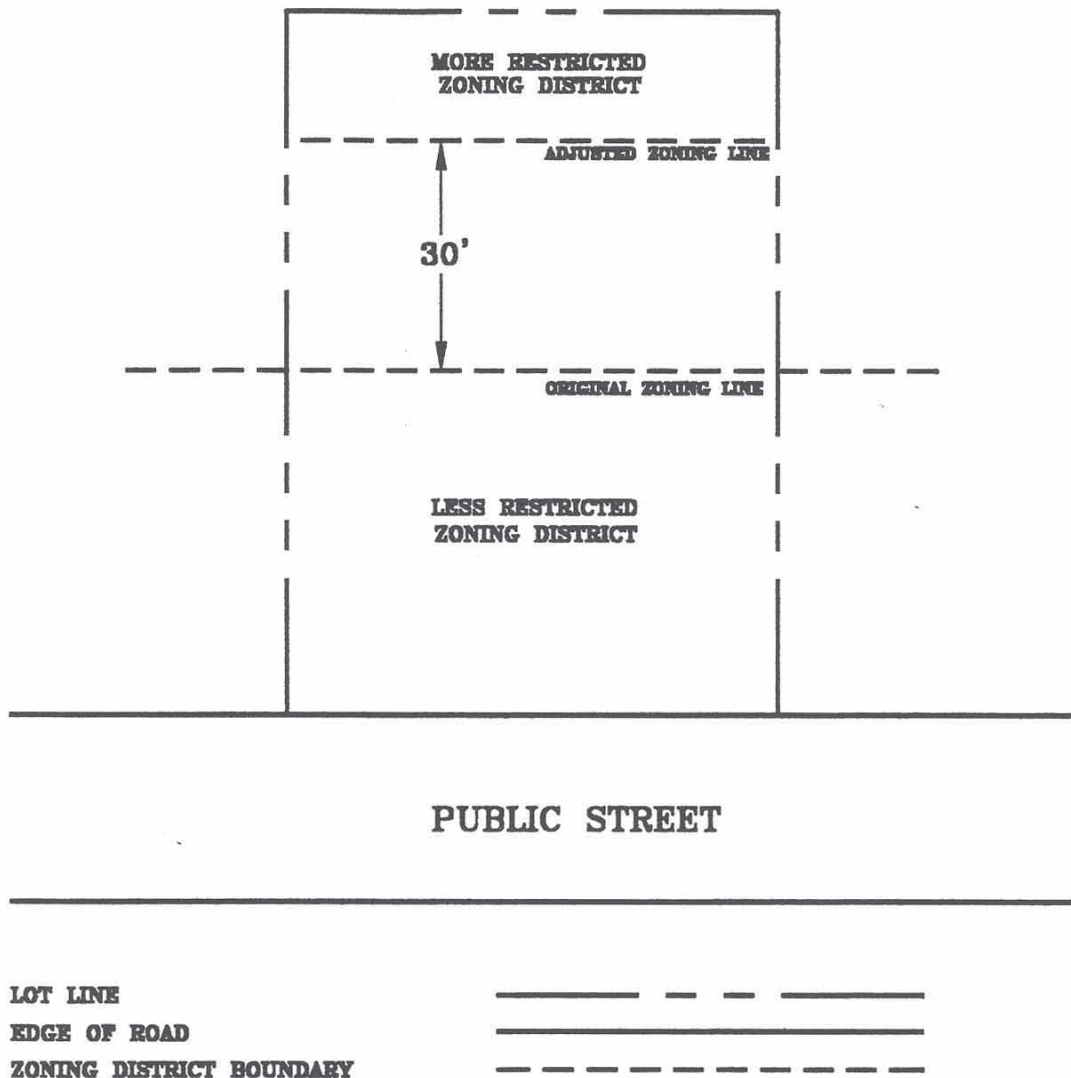


EDGE OF ROAD _____
PROPERTY LINE _____
MIDPOINT OF PROPERTY LINE _____

***THE ENCROACHMENT SHALL BE PERMITTED UPON RECEIPT OF A PLAT OF SURVEY (BY A REGISTERED LAND SURVEYOR) DEMONSTRATING THAT ALL EXISTING AND PROPOSED CONSTRUCTION IS IN COMPLIANCE WITH THE PROVISIONS OF THIS ORDINANCE.**

ILLUSTRATION A-6

MOVEMENT OF ZONING LINE



*** APPLICATION MUST BE MADE TO THE BOARD OF ZONING ADJUSTMENT IN
ACCORDANCE WITH THE POLICY AND PROCEDURE OF THAT BODY.**

ILLUSTRATION A-7

SETBACKS FOR RESIDENTIAL ADJOINING COMMERCIAL

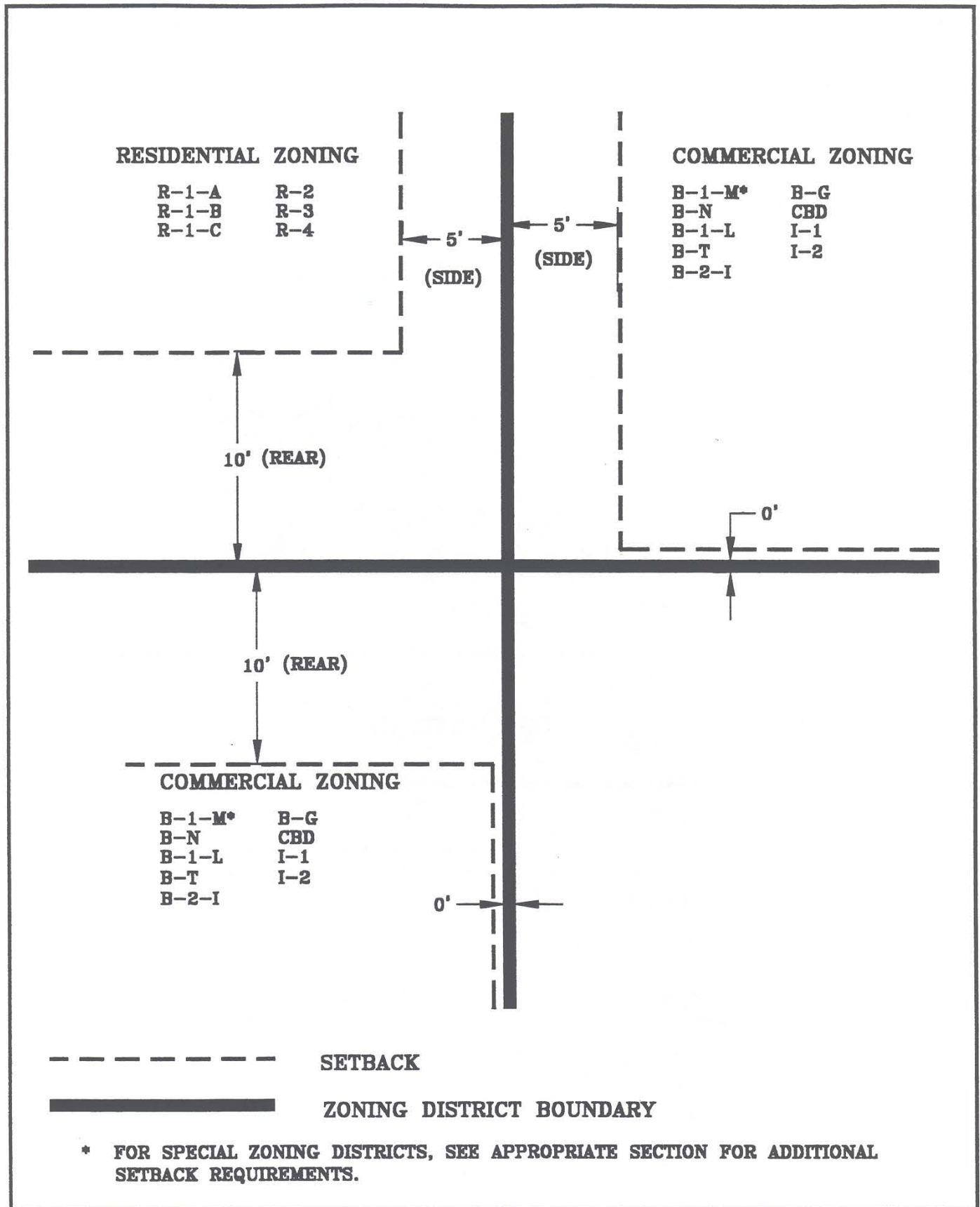
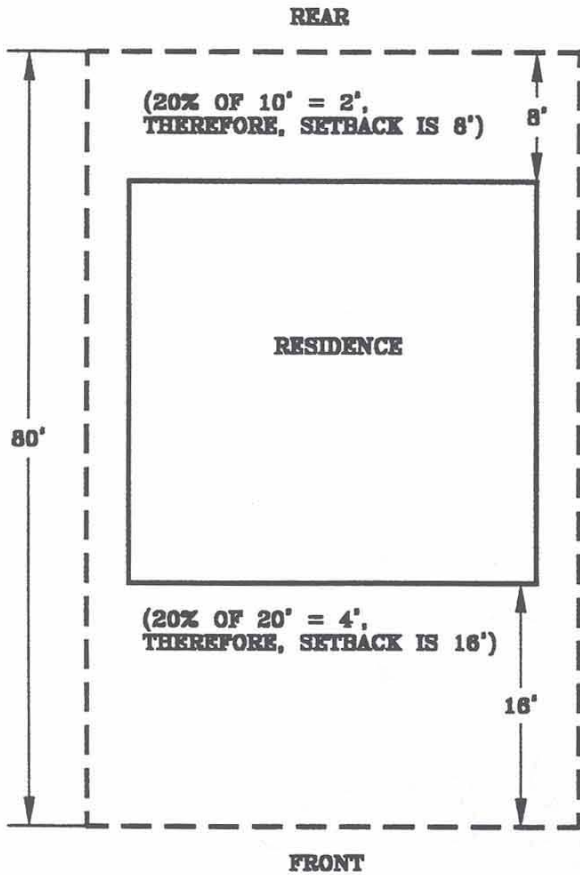


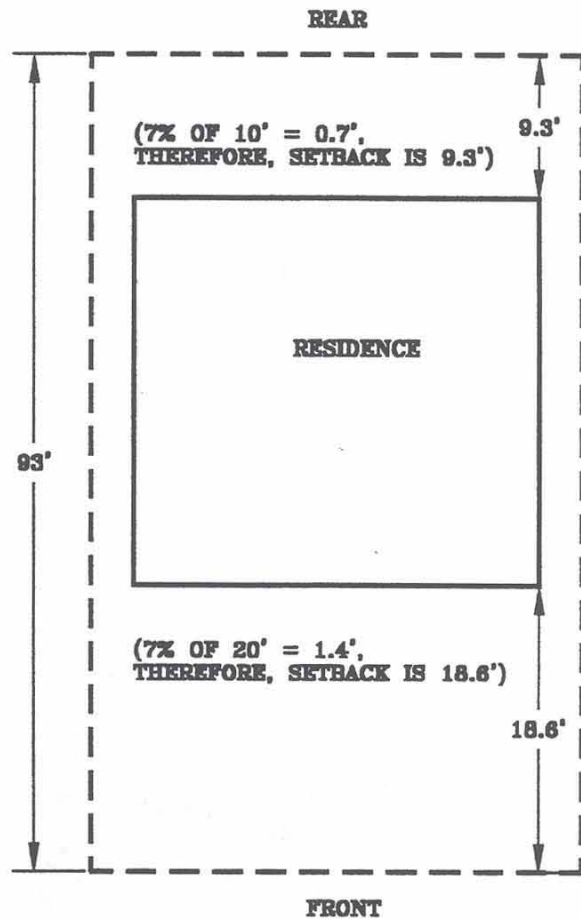
ILLUSTRATION A-8

SETBACK REDUCTIONS FOR LOTS LESS THAN 100 FEET DEEP

EXAMPLES



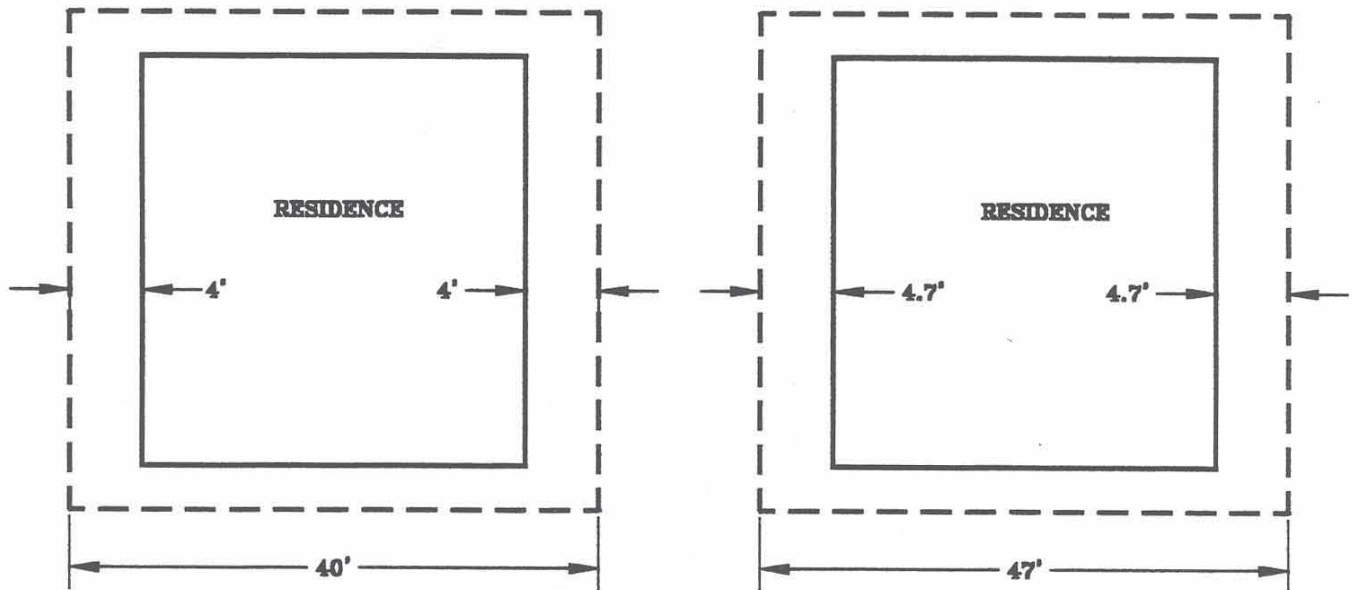
DEPTH OF LOT IS 80' WHICH IS 20' LESS THAN A 100' LOT. THUS FRONT & REAR YARD AREAS MAY BE REDUCED BY 20% (1% FOR EACH FOOT LESS THAN 100')



DEPTH OF LOT IS 93' WHICH IS 7.0' LESS THAN A 100' LOT. THUS FRONT & REAR YARD AREAS MAY BE REDUCED BY 7% (1% FOR EACH FOOT LESS THAN 100')

SETBACK REDUCTIONS FOR LOTS LESS THAN 50 FT WIDE

EXAMPLES

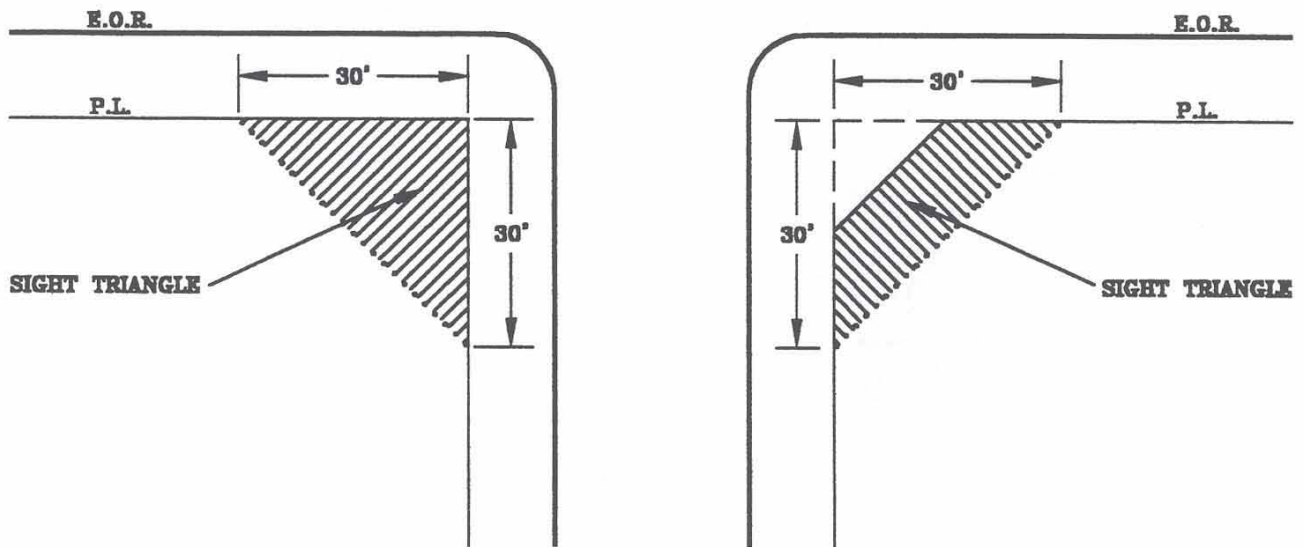
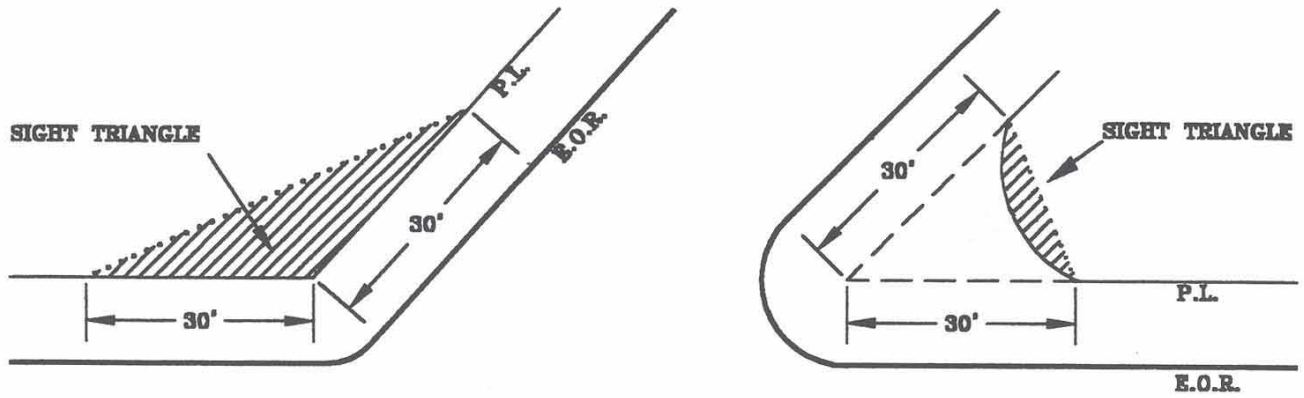


WIDTH OF LOT IS LESS
THAN 50', THEREFORE, SIDE YARD
IS 10% OF 40' OR 4.0'

WIDTH OF LOT IS LESS
THAN 50', THEREFORE, SIDE YARD
IS 10% OF 47' OR 4.7'

ILLUSTRATION A-10

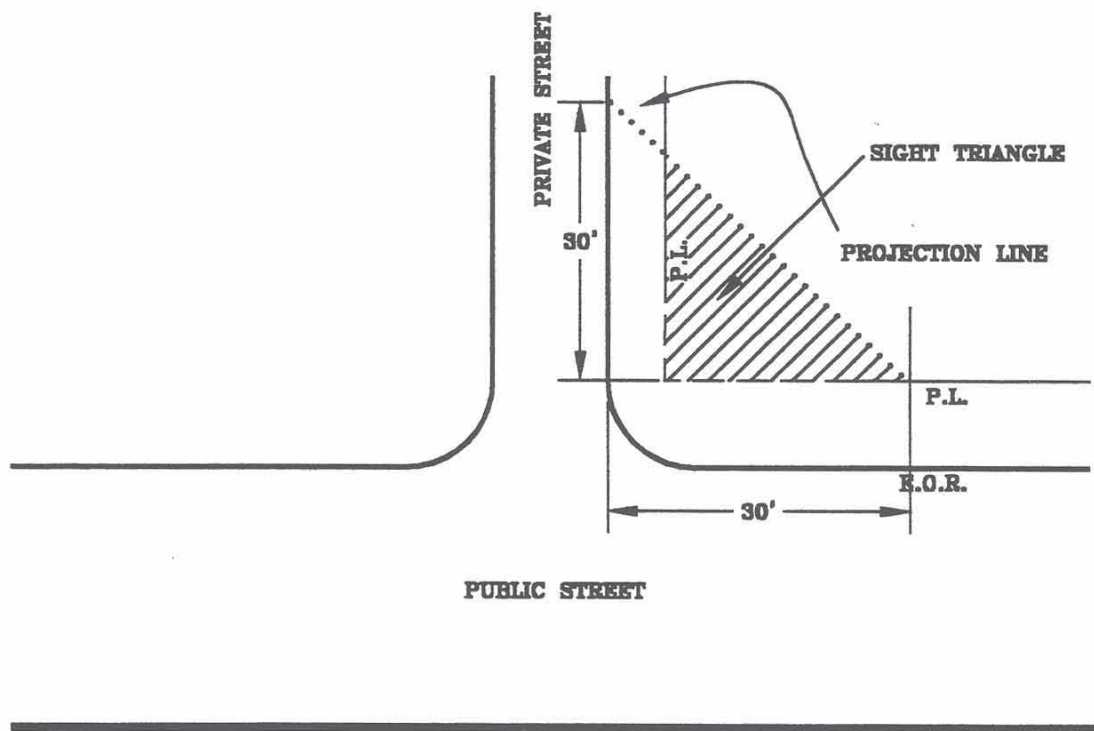
SIGHT TRIANGLE REQUIREMENTS



PROPERTY LINE (P.L.)	_____
EDGE OF ROAD (E.O.R.)	=====
SIGHT TRIANGLE
PROJECTION OF PROPERTY LINES	-----

ILLUSTRATION A-11

SITE TRIANGLES ON PUBLIC AND PRIVATE STREETS



PROPERTY LINE	—————
EDGE OF ROAD	=====
SIGHT TRIANGLE
PROJECTION OF PROPERTY LINES	- - - - -
PROJECTION LINE	- - - - -

ILLUSTRATION A-12

APPENDIX B

RECOMMENDED TREE AND SHRUB SPECIES

Class A Trees

<i>Acer rubrum</i> ‘drummondii’	Swamp Red Maple
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Ginkgo biloba</i>	Maidenhair Tree
<i>Ilex opaca</i>	American Holly
<i>Juniperus virginiana</i> ‘canaertii’	Eastern Red Cedar
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa aquatica</i>	Tupelo Gum
<i>Nyssa sylvatica</i>	Black Gum
<i>Pinus Elliottii</i>	Slash Pine
(clustered 3 to 5 specimens)	
<i>Pinus glabra</i>	Spruce Pine
<i>Quercus acustissima</i>	Sawtooth Oak
<i>Quercus falcata</i>	Cherrybark Oak
‘pagodifolia’	
<i>Quercus glauca</i>	Blue Japanese Oak
<i>Quercus lyrata</i>	Overcup Oak
<i>Quercus michauxii</i>	Cow Oak
<i>Quercus nuttallii</i>	Nuttall Oak
<i>Quercus phellos</i>	Willow Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Quercus virginiana</i>	Live Oak
<i>Taxodium distichum</i>	Bald Cypress
<i>Tilia americana</i>	American Linden
<i>Ulmus alata</i>	Winged Elm
<i>Ulmus americana</i>	American Elm**
<i>Ulmus crassifolia</i>	Cedar Elm
<i>Ulmus parvifolia</i> ‘drake’	Chinese Elm
<i>Liriodendron Tulipifera</i>	Tuliptree

**Dutch Elm Disease Resistant Variety

Class B Trees

<i>Betula nigra</i>	River Birch
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cercis canadensis</i>	Eastern Redbud
<i>Chionanthus virginicus</i>	Grancy Graybeard
<i>Cornus florida</i>	Dogwood
<i>Crataegus opaca</i>	Mayhaw
<i>Cyrilla racemiflora</i>	Titi
<i>Halesia diptera</i>	Silver-Bell
<i>Ilex x attenuata</i> ‘Fosteri’	Foster's Holly
<i>Ilex</i> ‘Nellie R. Stevens’	Nellie Stevens Holly
<i>Ilex decidua</i>	Deciduous Holly
<i>Ilex vomitoria</i>	Yaupon

<i>Lagerstroemia indica</i>	Crape Myrtle
(varieties maturing at a minimum height of 15')	
<i>Ligustrum lucidum</i>	Tree Ligustrum
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Myrica cerifera</i>	Wax Myrtle
<i>Osmanthus fragrans</i>	Sweet Olive
<i>Persea Borbonia</i>	Red Bay
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Pinus Thunbergiana</i>	Japanese Black Pine
<i>Pistacia chinensis</i>	Pistachio
<i>Prunus campanulata</i>	Flowering Cherry
<i>Prunus caroliniana</i>	Cherry Laurel
<i>Prunus mexicana</i>	Mexican Plum
<i>Pyrus Calleryana</i> 'Bradford'	Bradford Flowering Pear
<i>Robinia Pseudoacacia</i>	Black Locust
<i>Trachycarpus fortunei</i>	Windmill Palm
(clustered 3 to 5 specimens)	
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Magnolia x soulangiana</i>	Oriental Magnolia

Cabbage Palm Sabal palmetto
(clustered 3 to 5 specimens)

Other species may be considered when presented
as part of a landscape plan prepared by a registered
Landscape architect licensed in the State of Louisiana.

Shrubs

Ground Cover Shrubs 3' height**

<i>Buxus microphylla</i>	Littleleaf Boxwood
<i>Fatsia japonica</i>	Fatsia
<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus
<i>Ilex cornuta</i> 'Burfordi'	Burford Holly
<i>Ilex crenata</i> 'compacta'	Dwarf Japanese Holly
<i>Ilex vomitoria</i> 'nana'	Dwarf Yaupon
<i>Juniperus species</i>	Juniper
<i>Pittosporum Tobira</i>	Dwarf Pittosporum
'Wheeler's Dwarf'	
<i>Sabal Louisiana</i>	Louisiana Palmetto
<i>Sabal minor</i>	Dwarf Palmetto
<i>Sabal palmetto</i>	Sabal Palm*

Screening Shrubs 4' height**

<i>Abelia grandiflora</i>	Glossy Abelia
<i>Butia capitata</i>	Cocos Palm*
<i>Chamaerops humilis</i>	European Fan Palm
<i>Cycus circinalis</i>	Queen Sago Palm
<i>Cycus revoluta</i>	King Sago Palm

<i>Gardenia Jasminoides</i>	Cape Jasmine
<i>Gardenia Jasminoides</i> ‘Prostrata’	Dwarf Gardenia
<i>Ilex cornuta</i>	Chinese Holly
<i>Ligustrum japonicum</i>	Wax Leaf Ligustrum
<i>Livistonia chinensis</i>	Chinese Fan Palm
<i>Michelia Figo</i>	Banana Shrub
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Rhododendron indica</i>	Indian Azalea
<i>Ternstroemia</i> gymnanthera	Cleyera
<i>Trachycarpus fortunei</i>	Windmill Palm*
<i>Viburnum suspensum</i>	Viburnum

Buffer Shrubs 12' height**

<i>Callistemon rigidus</i>	Bottlebrush
<i>Camellia japonica</i>	Camellia
<i>Camellia sasanqua</i>	Sasanqua Camellia
<i>Feijoa Sellowiana</i>	Pineapple Guava
<i>Ilex attenuata</i> ‘Fosteri’	Foster’s Holly
<i>Nerium oleander</i>	Oleander
<i>Phoenix canariensis</i>	Canary Island Date Palm*
<i>Photinia Fraseri</i>	Fraser’s Photinia
<i>Photinia glabra</i>	Redtip Photinia
<i>Pittosporum Tobira</i>	Pittosporum
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Viburnum odoratissimum</i>	Sweet Viburnum
<i>Washingtonia robusta</i>	Mexican Fan Palm*

Herbaceous Shrubs***

<i>Alpinia zerumbet</i>	Shell Ginger
<i>Alpinia zerumbet</i> ‘variegata’	Variegated Shell Ginger
<i>Ensete maurelii</i>	Red Abyssinian Banana
<i>Ensete ventricosum</i> ‘red stripe’	Abyssinian Banana
<i>Hedychium coronarium</i>	White Butterfly Ginger
<i>Musa acuminata</i> ‘sumatrana’	Bloodleaf Banana
<i>Musa acuminata</i> ‘dwarf Cavendish’	Dwarf Cavendish Banana
<i>Musa acuminata</i> ‘Cavendish’	Cavendish Banana
<i>Musa</i> ‘Grand Nain’	Banana
<i>Musa ornata</i> ‘Lavender’	Dwarf Lavender Banana
<i>Musa ornata</i> ‘milkyway’	Dwarf White Banana
<i>Musa velutina</i>	Dwarf Banana
<i>Philodendron Selloum</i>	Split Leaf Philodendron

Shrub Like Grasses & Irises ***

<i>Arundo donax</i>	Giant Reed Grass
<i>Cymbopogon citratus</i>	Lemon Grass
<i>Deschampsia caespitosa</i>	Tufted Hair Grass
<i>Eragrostis spectabilis</i>	Purple Love Grass

<i>Iris fulva</i>	Copper Louisiana Iris
<i>Iris giganteaerulea</i>	Big Blue Louisiana Iris
<i>Iris ‘ Louisiana’</i>	Hybrid Louisiana Iris
<i>Iris nelsonii</i>	Abbeville Iris
<i>Iris Pseudacorus</i>	Yellow Flag or Evergreen Iris
<i>Iris viginica</i>	Blue Flag Iris
<i>Miscanthus sinensis</i>	Maiden Grass
‘ <i>Gracillimus</i> ’	
<i>Miscanthus sinensis</i>	Varigated Maiden Grass
‘ <i>Variegatus</i> ’	
<i>Miscanthus sinensis ‘ Zebrinus’</i>	Zebra Grass
<i>Pennisetum alopecuroides</i>	Fountain Grass
<i>Pennisetum villosum</i>	Feathertop Grass
<i>Vetiveria zizanioides</i>	Vetiver Grass

* used as a shrub in a subtropical climate

** or may be kept at this height by effective pruning

*** certain plants subject to winter die back

APPENDIX C

LOUISIANA AVENUE ZONING AND DEVELOPMENT OVERLAY DISTRICT ORDINANCE NO. O-061-2005 – ADOPTED APRIL 27, 2005

GENERAL

Where the Louisiana Avenue Zoning and Development Overlay District, hereinafter referred to as the Overlay District, and the underlying or base-zoning district have different standards or regulations, the more restrictive standards or regulations pertaining to that land shall apply.

PURPOSE AND INTENT

The Overlay District is intended to promote innovative, attractive and efficient use of land; to encourage planned development; and to permit flexibility and creativity in the design of such planned development. The purpose of this ordinance shall include but not be limited to the following:

1. To encourage and promote the public health, safety and general welfare of the citizens of the City of Lafayette, through the development and coordination of growth and services.
2. To encourage originality, flexibility, and innovation in site planning and development.
3. To discourage monotonous, unsightly, and inharmonious development.
4. To preserve, protect and enhance areas of high visibility.
5. To enhance the appearance and economic viability of the Louisiana Avenue Corridor, especially as it relates to adjacent established neighborhoods.

DESCRIPTION OF THE AREA

The area hereby designated, as the Overlay District is located generally east and west of Louisiana Avenue, from north of East Willow Street to north of East Pont des Mouton Road with the exception of the areas surrounding the Interstate 10 – Louisiana Avenue Interchange. The full area is shown on a map prepared by the Lafayette Consolidated Government Planning, Zoning and Codes Department titled “Louisiana Avenue Zoning and Development Overlay District” and dated April 18, 2005, a copy of which is attached hereto and made a part hereof.

APPLICABILITY

The Overlay District regulations shall apply to all buildings or structures, except for individual single family detached dwellings constructed, reconstructed or established after the effective date of this Ordinance.

An overlay district is comprised of both Zoning and Development considerations which cannot be separated, and, consequently, the Zoning Commission and Board of Zoning Adjustment will address Zoning matters within the overlay district, and the Planning Commission will address Development matters within the overlay district.

DEFINITIONS

Overlay District: A set of regulations incorporated in the Lafayette Zoning Ordinance and City of Lafayette Subdivision Regulations that apply to a specific geographic area in addition to the underlying zoning and development regulations.

Buffer: A landscaped area intended to separate and partially screen the view of two adjacent land uses or properties from one another.

Cross access, Cross access easement: A service drive providing vehicular access between two or more contiguous sites so the driver need not enter the public street system.

Deceleration Lane: A speed-change lane, including tapered areas, for the purpose of enabling a vehicle that is to make an exit to turn from the roadway and slow to a safe exit speed after it has left the mainstream of faster-moving traffic.

Monument sign: An independent sign affixed to the ground and supported from grade to the bottom of the sign with the appearance of having a solid base. A monument sign is not a pole sign.

Out Parcel: A parcel of land abutting and external to the larger, main parcel, which is under separate ownership and has roadway frontage.

Pole sign: A pole sign is one that is attached to a pole or poles erected directly into the ground.

Taper; Transition Taper: The widening of pavement to allow the redirection and transition of vehicles around or into an auxiliary lane, in particular to allow the turning vehicle to transition from or to the traveled way, to or from an auxiliary lane.

Storage Bay: An area of an auxiliary lane required to store vehicles likely to accumulate in the lane during a peak period.

Signal Warrant: A threshold condition that, if found to be satisfied as part of an engineering study, shall result in analysis of other traffic conditions or factors to determine whether a traffic control signal or other improvements are justified.

PROHIBITED USES

The following uses are expressly prohibited in the Overlay District.

1. Nightclub, bars and lounges
2. Pawn shops
3. Open outdoor storage of any type, including but not limited to units for sale, such as motor vehicles or boats for sale
4. Vehicle repair or vehicle service uses

5. Car washes
6. Display or sale lots for the sale of manufactured homes and/or moveable homes
7. Mobile home parks
8. Travel trailer/RV parks
9. Self-storage or warehousing units

SEWER REQUIREMENTS:

1. No development where there are proposed more than five lots, or in the case of an apartment, townhouse or condominium development, more than five units, shall be serviced by individual treatment systems. Every such development shall be serviced by a community type sewerage disposal system or must connect to Lafayette Utilities System (LUS) wastewater collection system at the expense of the owner/developer.
2. In those situations where an individual treatment system is permitted, it shall have an effluent reduction system constructed in accordance with the minimum standards imposed by Louisiana State Law. If in the future, the LUS wastewater collection system is extended and can provide service to those sites with individual treatment systems, the owner shall be required to abandon the individual treatment system and connect to the LUS wastewater collection system at his cost, to be determined by LUS.
3. An individual treatment system shall be located no closer than 50 feet from any well, spring or other water supply source if the system is at a lower ground elevation than the water supply and no closer than 100 feet if the system is on ground having a higher elevation.
4. Property may not be developed in phases as a means of avoiding the installation of a community type sewage disposal system. No individual directly or through any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity, shall be permitted to develop property by phases or by any other means in an effort to avoid compliance with the requirement to install a community type system where LUS service is impractical or unavailable.

ACCESS MANAGEMENT

1. A system of joint use driveways and cross access easements shall be established wherever feasible along Louisiana Avenue within the Overlay District, and building sites shall incorporate the following:
 - a. An access and circulation system plan that includes coordinated or shared parking areas wherever feasible.
 - b. Stub-outs and other design features to make it visually obvious that the abutting properties must be tied in to provide cross access via a service drive.

2. Adjacent commercial or office properties and compatible major traffic generators (i.e. shopping plazas, office parks, apartments, etc.) shall provide a cross access drive to allow circulation between sites. This requirement shall also apply to a new building site that abuts an existing developed property, unless it is shown to be clearly impractical. Property owners shall record a cross access easement through a note on the plat or by recordation of a separate document in the records of the Lafayette Parish Clerk of Court.
3. Property owners who provide for joint and cross access may be granted a temporary driveway permit, when necessary, to provide reasonable access until such time as the joint use driveway and cross access drives are provided with adjacent properties. This is conditioned upon the owner signing an agreement to close and eliminate any pre-existing driveways that were provided for access in the interim after construction of the joint use driveway.
4. Direct driveway access to individual one and two-family dwellings shall be avoided. All other reasonable access alternatives shall be investigated by the Traffic and Transportation Department before direct residential driveway access to Louisiana Avenue is permitted.
5. When a residential subdivision is proposed, it shall be designed to provide access to individual lots that abut Louisiana Avenue only from a frontage road or interior local road. A buffer may be required by the Planning Commission at the rear of the residential lots to shield residents from traffic on Louisiana Avenue. The buffer shall be a minimum of 20 feet deep and shall be planted in a continuous hedge of evergreen shrubs – minimum of 18 inches height at the time of planting, spaced no more than 3 feet on center. Where possible, the hedge shall not be planted in an easement.
6. In the interest of promoting joint access and cross access plans, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one building site, shall be considered unified parcels for the purposes of compliance with the access management requirements. This shall also apply to phased development plans. The following requirements shall apply:
 - a. The number of connections permitted shall be the minimum number necessary to provide reasonable access to the overall site and not the maximum available for that frontage.
 - b. Access to out parcels shall be internalized using a shared circulation system and designed to avoid excessive movement across parking aisles or queuing across surrounding parking and driving aisles.
7. Where abutting properties are in different ownership and not part of an overall development plan, only the building site under consideration for development approval shall be subject to the requirements of this section. Abutting properties shall be required to provide for cross access at the time these properties are proposed for development.
8. Construction of driveways along turn lanes and tapers is prohibited, unless no other access to the property is available. In this instance, the driveway may be restricted to certain turning movements. In addition, the lane shall be extended a minimum of 50 feet in advance of the driveway. No driveway shall be permitted within the transition area of any separate right turn or deceleration lane.

9. Driveways across from median openings shall be consolidated wherever feasible to coordinate access at the median opening.
10. Driveways shall be designed with adequate on-site storage for entering and exiting vehicles to reduce unsafe conflicts.
11. As a condition of plat approval for new developments, the Planning Commission may require the applicant to provide a deceleration lane for any driveway along Louisiana Avenue if the right turn ingress volume exceeds 100 vehicles per hour. Such calculation shall be made by the Director of Traffic and Transportation or his designee, unless a traffic study is provided by the applicant or required by the Commission. The design of such deceleration lane shall conform to the dimensions authorized by the Director of Traffic and Transportation or his designee.
12. A continuous deceleration lane may be required as a condition of a driveway permit or plat approval when two or more deceleration lanes are planned and their proximity necessitates that they be combined for proper traffic flow and safety. The transition taper for a continuous deceleration lane shall not extend into or beyond a public street intersection.
13. The Planning Commission may require as a condition of plat approval the construction of a left turn deceleration lane and storage bay at an existing median opening when the proposed driveway will be served by such median opening and no left turn lane exists in the median. The design and construction of the deceleration lane and storage bay must be approved by the Traffic and Transportation Department.
14. The applicant shall be responsible for the design, adjustment of utilities and construction costs of any auxiliary lane and street widening required as a condition of plat approval by the Planning Commission.

Signalized Intersections

1. As a condition of plat approval along Louisiana Avenue, the Planning Commission may require the applicant to submit a signal warrant when signalization is requested or expected at the driveway intersection. When signal warrants are met and an overall public benefit is shown, the Planning Commission may require as a condition of plat approval that the applicant pay for the traffic signal installation costs necessary to serve the subject driveway. The applicant may also be required to construct on-site and off-site improvements necessary to provide proper alignment, adequate signal capacity, smooth traffic flow and safety for the public street/driveway intersection.
2. A traffic signal access servitude must be provided to allow the Lafayette Consolidated Government to install and/or maintain the signal detectors placed in the roadway surface.
3. If a driveway is permitted and installed at an existing signalized intersection, the applicant shall pay any cost necessary to modify the existing signal and intersection to accommodate the new driveway.

Special Driveway Designs

The Planning Commission may require internal driveway improvements, turning movement prohibitions, auxiliary lanes and traffic control devices to address safety and/or capacity problems within the property that may have a detrimental effect on the adjacent public street system.

Driveways that have a projected design volume of 1,000 or more vehicles (one-way volume) per day shall have a minimum of a 100 foot continuous throat without adjacent parking stalls or vehicular cross flow.

ACCESSORY STORAGE AREAS INCLUDING TRASH HOLDING RECEPTACLES

1. Storage and accessory facilities must be attached to the primary building and constructed of the same materials as the building. No freestanding structures will be permitted.
2. Refuse must be kept in a dumpster. An enclosure around the dumpster/s shall be constructed of the same material as the building it serves. In addition, it must be surrounded on three sides by an evergreen hedge that will mature at a height of at least eight feet. If the dumpster is located adjacent to the building, it shall be surrounded on two sides by an evergreen hedge. Dumpsters may not be located in building setback areas, landscape strips or buffer areas.

ARCHITECTURE

In order to ensure compliance with the following section, applicants are required to submit color renderings, color elevation drawings and/or color photographs of any proposed building with the site plan at the time of application for Commercial Plan Review.

All buildings on the same site shall be architecturally unified, meaning that each building on the site shall relate in architectural style, color scheme and building materials.

Building Materials

1. Corrugated metal siding, aluminum siding or vinyl siding is prohibited.
2. No exposed concrete block or metal wall panels are allowed on the exterior wall.
3. A pitched roof, such as a hip or gable, must be provided, except when the footprint of the building is 8,000 square feet or larger. The roof will have a minimum six on twelve pitch. Visible roofing materials are limited to the following:
 - a. Architectural asphalt shingles
 - b. Standing seam metal/copper
 - c. Slate (or imitation slate)
 - d. Clay or similar tile

4. Building and roof colors shall consist of natural earth tones, white, black or shades of gray. Primary colors or other bright colors shall be limited to trim and signage.
5. In the case where a canopy is constructed, its columns shall be finished with either brick or masonry that is consistent with the principal building material.
6. For developments larger than 8,000 square feet, the following architectural requirements shall apply:
 - a. Facades greater than 100 feet in length measured horizontally shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
 - b. Building facades must include a repeating pattern that shall include no less than three of the following elements: color change, texture change, material change, and expression of architectural or structural bay through a change in plane no less than 24 inches in width. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
 - c. Rooflines must incorporate a change in elevation at the roofline no less than 25% of the height of the wall for no less than 20% of the length of the wall.

Entrances and Windows

1. The first floor facade of non-residential buildings that front Louisiana Avenue shall include a minimum of 40% in windows or doors of a clear or lightly tinted glass that allows views into and out of the building. Minimum window area shall be measured between the height of two feet and ten feet above the finished level of the first floor.
2. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.
3. At least one main entrance of any building shall face Louisiana Avenue. This main entrance shall be clearly defined and recessed or framed by a sheltering element such as an awning, or portico.

Height

In addition to a required buffer, any portion of a non-residential structure that exceeds 28 feet in height above the grade of an adjacent residentially zoned property shall be setback from the abutting property line or lines at least one additional foot for every one foot of height above 28 feet.

Driveways

Decorative devices shall be used near driveway entrances in lieu of steel bollards. Bollards may be used to protect fuel pump islands.

MECHANICAL EQUIPMENT

For buildings 8,000 square feet or larger, all mechanical equipment must be placed on the roof and visually screened on all sides.

PARKING

1. The parking area in front of the building shall not exceed 30% of the required parking. The remaining required off street parking must be placed to the rear or side of the building.
2. Shared parking areas are encouraged. Joint use of up to 35% of required parking spaces may be permitted for two or more uses provided that the applicant for the development can demonstrate that the uses will not substantially overlap in hours of operation.
3. If it is not practical to place parking in the rear or side of the building, one or a combination of the following shall be provided:
 - a. A 3.5-foot berm along the frontage of the parking area planted in turf grass or low growing ground cover.
 - b. Continuous evergreen shrubs planted to form a hedge, minimum 18 inches height at the time of planting, spaced no more than three feet on center,
4. All parking lots must have a concrete curb and gutter cross section with subsurface drainage.
5. The maximum parking for retail developments larger than 20,000 square feet shall not exceed 5 spaces per thousand square feet of building.
6. Developments larger than 20,000 square feet shall provide the following pedestrian corridors:
 - a. One or more continuous internal pedestrian walkway(s), no less than eight feet in width, from the public sidewalk or right of way line to the principal customer entrance of all principal buildings on the site.
 - b. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkway.

DRAINAGE

1. All developments must comply with the Lafayette Consolidated Government (LCG) Flood Protection Ordinance dated 1977.
2. All development must comply with regulations established by the Federal Emergency Management Agency (FEMA) and the United States Army Corp of Engineers for development within a flood plain.
3. Post-development run-off may not exceed pre-development run-off.
4. Drainage Impact Analyses and Construction Plans must be submitted to and approved by the Public Works Department Engineering Division prior to issuance of any building permits.

COMMUNICATION TOWERS AND ANTENNA STANDARDS

1. All communication towers shall be camouflaged or disguised to look like natural trees, clock towers, bell steeples, light poles, flagpoles, or other similar alternative designs to conceal the presence of antennas or towers.
2. All antennas that are located on rooftops or atop other structures must adhere to the following aesthetic criteria:
 - a. No rooftop dish antenna may exceed four feet in diameter.
 - b. Antennas placed on rooftops shall be setback from the roof edge a minimum of one foot per foot of antenna height.
3. Setbacks from Residential Zoning Districts – Towers shall be setback from residential zoning districts a minimum of one foot per foot of tower height. Communication tower setback shall be measured from the base of the tower.
4. Landscaping - Tower facilities shall be landscaped with a buffer that effectively screens the view of the tower compound. The use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for, or in supplement toward, meeting landscaping requirements. Landscape buffers shall be a minimum of ten feet in width and located outside the fenced perimeter of the tower compound.
 - a. A row of Class B evergreen trees a minimum of eight feet tall (planted height) and a maximum of ten feet apart shall be planted around the perimeter of the fence; and
 - b. A continuous hedge at least 30 inches high at planting and capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced above.

LANDSCAPING STANDARDS

1. Landscape Strips and Islands

a. Street Frontage

- i. For property between East Willow Street and East Alexander Street a landscape strip averaging ten feet in depth must be provided along each property line abutting a public or private street. In addition, a minimum five-foot landscape strip must be provided along interior lot lines.
 - ii. For property between East Alexander Street and north of East Pont des Mouton a landscape strip averaging 30 feet in depth must be provided along each property line abutting a public or private street. In addition, a minimum ten-foot landscape strip must be provided along interior lot lines.
- b. Where interior landscape islands are provided, the minimum area of the island shall be 324 square feet with minimum interior width of 18 feet.

c. Planting Standards:

- i. A minimum of one Class A tree with upright growth habits or three Class B trees shall be provided per 50 linear feet of landscape strip, or fraction thereof, measured at the property line. Class A trees shall not be planted in utility easements.
 - ii. Fifty percent of required trees must be evergreen and may be located anywhere within their respective landscape strip provided that the minimum spacing for Class A trees is 30 feet.
 - iii. Fifty percent of the required trees must be Class A trees with upright growth habits.
 - iv. In addition to required trees, the street planting area shall be planted with shrubs and ground cover plantings to the extent that 20% of the area is planted with vegetation other than turf grass.
 - v. Every part of a vehicular use area shall be within 100 feet of the trunk of a tree, with no intervening structures.
2. Buffers – Where a sight proof fence is required, a 20 foot planted buffer must also be provided as follows:
- a. A minimum of 15 feet of this strip may not be located in an easement.
 - b. Three Class B trees shall be provided per 50 linear feet of landscape strip, or fraction thereof, measured at the property line. All trees must be evergreen Class B trees.
 - c. Natural vegetative features and existing trees shall be incorporated into the site design if practical.

LIGHTING STANDARDS

General

1. All lighting shall be directed downward and shielded so that the light source is not visible from off-site.
2. The operation of searchlights for advertising purposes is prohibited.

Parking Lot Lighting

1. Parking lot lighting poles shall not exceed 35 feet in height.
2. Pole lighting shall be located no closer than 15 feet to a property line and may not be located in a landscape island.

SIGN STANDARDS

Freestanding Signs:

1. Signs shall be limited to monument type signs with a maximum height of ten feet.
2. Signs must be architecturally related to the buildings they serve.
3. Each lot shall have a maximum of one sign per street frontage.
4. Signs shall display only the name, address, and trademark or registered logo. Fuel pricing signs may display only the price and name, trademark or registered logo of the product.
5. Signs may not flash, blink or fluctuate, or be animated.
6. Church identification signs shall display only the church name, service hours, and church related events.
7. Temporary signs, including product advertising, are expressly prohibited.
8. Windblown Devices – Use of windblown or inflatable devices of any type are prohibited, including the production of smoke, bubbles, sound or other substances.

Building Signs

1. Signs shall not project higher than top of the building or wall on which it is located.
2. Signs affixed to canopies shall not exceed 20 square feet.

APPENDIX D

LOUISIANA AVENUE INTERSTATE 10 ZONING AND DEVELOPMENT OVERLAY DISTRICT ORDINANCE NO. O-012-2006 – ADOPTED MARCH 1, 2006

GENERAL

Where the Louisiana Avenue Interstate 10 Zoning and Development Overlay District, hereinafter referred to as the Overlay District, and the underlying or base-zoning district have different standards or regulations, the more restrictive standards or regulations pertaining to that land shall apply.

PURPOSE AND INTENT

The Overlay District is intended to promote innovative, attractive and efficient use of land; to encourage planned development; and to permit flexibility and creativity in the design of such planned development. The purpose of this ordinance shall include but not be limited to the following:

1. To encourage and promote the public health, safety and general welfare of the citizens of the City of Lafayette, through the development and coordination of growth and services.
2. To encourage originality, flexibility, and innovation in site planning and development.
3. To discourage monotonous, unsightly, and inharmonious development.
4. To preserve, protect and enhance areas of high visibility.
5. To enhance the appearance and economic viability of the Louisiana Avenue Corridor, especially as it relates to adjacent established neighborhoods.

DESCRIPTION OF THE AREA

The area hereby designated as the Overlay District is located generally surrounding the intersection of Louisiana Avenue and Interstate 10. The full area is shown on a map prepared by the Lafayette Consolidated Government Planning, Zoning and Codes Department titled “Louisiana Avenue Interstate 10 Zoning and Development Overlay District” and dated January 23, 2006, a copy of which is attached hereto and made a part hereof.

APPLICABILITY

The Overlay District regulations shall apply to all buildings or structures, except for individual single family detached dwellings, constructed, reconstructed or established after the effective date of this Ordinance.

An overlay district is comprised of both Zoning and Development considerations that cannot be separated; consequently, the Zoning Commission and Board of Zoning Adjustment will address Zoning matters within the overlay district, and the Planning Commission will address Development matters within the Overlay District.

DEFINITIONS

Overlay District: A set of regulations incorporated into the Lafayette Zoning Ordinance and City of Lafayette Subdivision Regulations that apply to a specific geographic area in addition to the underlying zoning and development regulations.

Buffer: A landscaped area intended to separate and partially screen the view of two adjacent land uses or properties from one another.

Cross Access, Cross Access Easement: A service drive providing vehicular access between two or more contiguous sites so the driver need not enter the public street system.

Deceleration Lane: A speed-change lane, including tapered areas, enabling a vehicle that is to make an exit to turn from the roadway and slow to a safe exit speed after it has left the mainstream of faster-moving traffic.

Monument Sign: An independent sign affixed to the ground and supported from grade to the bottom of the sign with the appearance of having a solid base. A monument sign is not a pole sign.

Out Parcel: A parcel of land abutting and external to the larger, main parcel, which is under separate ownership and has roadway frontage.

Pole Sign: A pole sign is one that is attached to a pole or poles erected directly into the ground.

Taper; Transition Taper: The widening of pavement to allow the redirection and transition of vehicles around or into an auxiliary lane; in particular to allow the turning vehicle to transition from or to the traveled way to or from an auxiliary lane.

Storage Bay: An area of an auxiliary lane required to store vehicles likely to accumulate in the lane during a peak period.

Signal Warrant: A threshold condition that, if found to be satisfied as part of an engineering study, shall result in analysis of other traffic conditions or factors to determine whether a traffic control signal or other improvements are justified.

PROHIBITED USES

The following uses are expressly prohibited in the Overlay District.

1. Nightclubs, bars and lounges
2. Pawn shops
3. Automobile, boat, trailer and/or truck sales
4. Vehicle repair or vehicle service uses
5. Car washes

6. Display or sale lots for the sale of manufactured and/or moveable homes or commercial building
7. Mobile home parks
8. Travel trailer/RV parks
9. Self-storage or warehousing units

SUBMITTAL REQUIREMENTS

In order to ensure compliance with this Ordinance, Planning Commission approval of the proposed site plan shall be required concurrent with subdivision plat approval. In addition to the plat submittal requirements, the following minimum information shall be submitted to the Planning, Zoning and Codes Department in the form of a site plan. (24 x 36 inches minimum size)

1. The title of the project and the names of the project planner and developer.
2. All existing and/or proposed physical features such as streets, buildings, water courses, easements, parking spaces, service bays and loading areas, sidewalks, and signs.
3. Parking layout indicating the number and location of proposed parking spaces; the locations of ingress/egress, access streets, and pedestrian and vehicular ways; and a circulation element indicating the movement of pedestrians, goods and vehicles.
4. A landscape plan of the site showing the type, size and number of plants; locations of trees to be preserved; the locations and dimensions of proposed planting beds, barrier curbs, site triangles, fences, buffers and screening; elevations of all fences and type of materials to be used; and total square footage of landscaping.
5. Tabulation of the maximum square footage of each use.
6. The proposed heights and setbacks of any building or structure.
7. Fascia treatment of the buildings or structures, including elevations and types of materials.
8. The location, dimensions, area, type of materials and elevations of all signs and supporting structures.
9. Location of trash disposal system and details of screening, including type, height and elevation of dumpster and fence.
10. Lighting plans of the site showing location, number, type, height and materials of fixtures.
11. Color rendering, color elevation drawing and/or color photographs of any proposed building.

SEWER REQUIREMENTS:

1. No development where there are proposed more than five lots, or in the case of an apartment, townhouse or condominium development, more than five units, shall be serviced by individual treatment systems. Every such development shall be serviced by a community type sewerage disposal system or must connect to Lafayette Utilities System (LUS) wastewater collection system at the expense of the owner/developer.
2. In those situations where an individual treatment system is permitted, it shall have an effluent reduction system constructed in accordance with the minimum standards imposed by Louisiana State Law. If in the future, the LUS wastewater collection system is extended and can provide service to those sites with individual treatment systems, the owner shall be required to abandon the individual treatment system and connect to the LUS wastewater collection system at his cost, to be determined by LUS.

3. An individual treatment system shall be located no closer than 50 feet from any well, spring or other water supply source if the system is at a lower ground elevation than the water supply and no closer than 100 feet if the system is on ground having a higher elevation.
4. Property may not be developed in phases as a means of avoiding the installation of a community type sewage disposal system. No individual directly or through any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity, shall be permitted to develop property by phases or by any other means in an effort to avoid compliance with the requirement to install a community type system where LUS service is impractical or unavailable.

ACCESS MANAGEMENT

1. A system of joint use driveways and cross access easements shall be established wherever feasible along Louisiana Avenue within the Overlay District, and building sites shall incorporate the following:
 - a. An access and circulation system plan that includes coordinated or shared parking areas wherever feasible.
 - b. Stub-outs and other design features to make it visually obvious that the abutting properties must be tied in to provide cross access via a service drive.
2. Adjacent commercial or office properties and compatible major traffic generators (i.e. shopping plazas, office parks, apartments, etc.) shall provide a cross access drive to allow circulation between sites. This requirement shall also apply to a new building site that abuts an existing developed property, unless it is shown to be clearly impractical. Property owners shall record a cross access easement through a note on the plat or by recordation of a separate document in the records of the Lafayette Parish Clerk of Court.
3. Property owners who provide for joint and cross access may be granted a temporary driveway permit, when necessary, to provide reasonable access until such time as the joint use driveway and cross access drives are provided with adjacent properties. This is conditioned upon the owner signing an agreement to close and eliminate any pre-existing driveways that were provided for access in the interim after construction of the joint use driveway.
4. Direct driveway access to individual one and two-family dwellings shall be avoided. All other reasonable access alternatives shall be investigated by the Traffic and Transportation Department before direct residential driveway access to Louisiana Avenue is permitted.
5. When a residential subdivision is proposed, it shall be designed to provide access to individual lots that abut Louisiana Avenue only from a frontage road or interior local road. A buffer may be required by the Planning Commission at the rear of the residential lots to shield residents from traffic on Louisiana Avenue. The buffer shall be a minimum of 20 feet deep and shall be planted in a continuous hedge of evergreen shrubs – minimum of 18 inches height at the time of planting, spaced no more than 3 feet on center. Where possible, the hedge shall not be planted in an easement.

6. In the interest of promoting joint access and cross access plans, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one building site, shall be considered unified parcels for the purposes of compliance with the access management requirements. This shall also apply to phased development plans. The following requirements shall apply:
 - a. The number of connections permitted shall be the minimum number necessary to provide reasonable access to the overall site and not the maximum available for that frontage.
 - b. Access to out parcels shall be internalized using a shared circulation system and designed to avoid excessive movement across parking aisles or queuing across surrounding parking and driving aisles.
7. Where abutting properties are in different ownership and not part of an overall development plan, only the building site under consideration for development approval shall be subject to the requirements of this section. Abutting properties shall be required to provide for cross access at the time these properties are proposed for development.
8. Construction of driveways along turn lanes and tapers is prohibited, unless no other access to the property is available. In this instance, the driveway may be restricted to certain turning movements. In addition, the lane shall be extended a minimum of 50 feet in advance of the driveway. No driveway shall be permitted within the transition area of any separate right turn or deceleration lane.
9. Driveways within 200 feet of a median opening shall be consolidated wherever feasible to coordinate access at the median opening.
10. Driveways shall be designed with adequate on-site storage for entering and exiting vehicles to reduce unsafe conflicts, and to prevent traffic from stopping in the driveway and queuing across parking lot access aisles.
11. As a condition of plat approval for new developments, the Planning Commission may require the applicant to provide a deceleration lane for any driveway along Louisiana Avenue if the right turn ingress volume exceeds 100 vehicles per hour, or the parking area exceeds 200 parking spaces. Such calculation shall be made by the Director of Traffic and Transportation or his designee, unless a traffic study is provided by the applicant or required by the Commission. The design of such deceleration lane shall conform to the dimensions authorized by the Director of Traffic and Transportation or his designee.
12. A continuous deceleration lane may be required as a condition of a driveway permit or plat approval when two or more deceleration lanes are planned and their proximity necessitates that they be combined for proper traffic flow and safety. The transition taper for a continuous deceleration lane shall not extend into or beyond a public street intersection.
13. The Planning Commission may require, as a condition of plat approval, the construction of a left turn deceleration lane and storage bay at existing median opening(s) when the proposed driveway will be served by such median opening and no left turn lane exists in the median. The design and construction of the deceleration lane and storage bay must be approved by the Traffic and Transportation Department.

14. The applicant may be responsible for the design, adjustment of utilities and construction costs of any auxiliary lane and street widening required as a condition of plat approval by the Planning Commission.

Signalized Intersections

1. As a condition of plat approval along Louisiana Avenue, the Planning Commission may require the applicant to submit a signal warrant analysis when signalization is requested or expected at the driveway intersection. When signal warrants are met and an overall public benefit is shown, the Planning Commission may require, as a condition of plat approval, that the applicant pay the traffic signal installation costs necessary to serve the subject driveway. The applicant may also be required to construct on-site and off-site improvements necessary to provide proper alignment, adequate signal capacity, smooth traffic flow and safety for the public street/driveway intersection.
2. A traffic signal maintenance/access servitude must be provided to allow the Lafayette Consolidated Government to install and/or maintain the signal detectors placed in the driveway/roadway surface.
3. If a driveway is permitted and installed at an existing signalized intersection, the applicant shall pay any cost necessary to modify the existing signal and intersection to accommodate the new driveway.

Special Driveway Designs

The Planning Commission may require internal driveway improvements, turning movement prohibitions, auxiliary lanes and traffic control devices to address safety and/or capacity problems within the property that may have a detrimental effect on the adjacent public street system. Property owners will be required to install and maintain these improvements at their cost.

Driveways that have a projected design volume of 1,000 or more vehicles (one-way volume) per day shall have a minimum of a 100 foot continuous throat without adjacent parking stalls or vehicular cross flow unless determined to be impractical by the Traffic and Transportation Department.

ACCESSORY STORAGE AREAS INCLUDING TRASH HOLDING RECEPTACLES

1. Storage and accessory facilities must be attached to the primary building and constructed of the same materials as the building. No freestanding structures will be permitted.
2. Refuse must be kept in a dumpster. Dumpsters may not be located in building setback areas, landscape strips or buffer areas.
3. If, due to the absence of screening, the dumpster would be clearly visible off-site, an enclosure around the dumpster/s shall be constructed of the same material as the building it serves. In addition, it must be surrounded on three sides by an evergreen hedge that will mature at a height of at least eight feet. If the dumpster is located adjacent to the building, it shall be surrounded on two sides by an evergreen hedge.

ARCHITECTURE

All buildings on the same site shall be architecturally unified, meaning that each building on the site shall relate in architectural style, color scheme and building materials. Variances of architectural requirements may be granted by the Planning Commission at the time of site plan approval.

Building Materials

1. Corrugated metal siding, aluminum siding or vinyl siding is prohibited.
2. No exposed metal wall panels are allowed on the exterior wall.
3. A pitched roof, such as a hip or gable, must be provided, except when the footprint of the building is 8,000 square feet or larger. The roof will have a minimum six on twelve pitch.
4. Building and roof colors shall consist of natural earth tones, white, black or shades of gray. Primary colors or other bright colors shall be limited to trim and signage.
5. In the case where a canopy is constructed, its columns shall be finished with either brick or masonry that is consistent with the principal building material.
6. For developments larger than 8,000 square feet, the following architectural requirements shall apply:
 - a. Facades greater than 100 feet in length measured horizontally shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
 - b. Building facades must include a repeating pattern that shall include no less than three of the following elements: color change, texture change, material change, and expression of architectural or structural bay through a change in plane no less than 24 inches in width. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
 - c. Rooflines must incorporate a change in elevation at the roofline no less than 25% of the height of the wall for no less than 20% of the length of the wall.

Height

In addition to a required buffer, any portion of a non-residential structure that exceeds 28 feet in height above the grade of an adjacent residentially zoned property shall be setback from the abutting property line or lines at least one additional foot for every one foot of height above 28 feet.

Driveways

Decorative devices shall be used near driveway entrances in lieu of steel bollards. Bollards may be used to protect fuel pump islands.

Mechanical Equipment

Mechanical equipment must be screened according to the following standards:

1. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar structural feature that is an integral part of the building's architectural design. The parapet wall or similar structure feature shall be of a height equal to or greater than the height of the mechanical equipment being screened.
2. Wall-mounted mechanical equipment shall be screened from view by structural features that are compatible with the architecture of the subject building.
3. Ground-mounted mechanical equipment shall be screened from view by a decorative wall that is compatible with the architecture and landscaping of the development site. The wall shall be of a height equal to or greater than the height of the mechanical equipment being screened.

Mechanical equipment that is not screened in compliance with these standards shall have the opportunity for alternative compliance as approved by the Director of Planning, Zoning and Codes. Alternative screening methods may include, but shall not be limited to, increased setbacks, increased landscaping, grouping the equipment on a specific portion of a site, and painting or otherwise camouflaging the equipment.

PARKING

1. The parking area in front of the building shall not exceed 30% of the required parking. The remaining required off street parking must be placed to the rear or side of the building.
2. Shared parking areas are encouraged. Joint use of up to 35% of required parking spaces may be permitted for two or more uses provided that the applicant for the development can demonstrate that the uses will not substantially overlap in hours of operation.
3. If it is not practical to place parking in the rear or side of the building, one or a combination of the following shall be provided:
 - a. A 3.5 foot berm along the frontage of the parking area planted in turf grass or low growing ground cover.
 - b. Continuous evergreen shrubs planted to form a hedge, minimum 18 inches height at the time of planting, spaced no more than three feet on center,
4. All parking lots must have a concrete or asphalt curb and gutter cross section with subsurface drainage.
5. The maximum parking for retail developments larger than 20,000 square feet gross building area shall not exceed 5 spaces per thousand square feet of building.

DRAINAGE

1. All developments must comply with the Lafayette Consolidated Government (LCG) Flood Protection Ordinance dated 1977.

2. All development must comply with regulations established by the Federal Emergency Management Agency (FEMA) and the United States Army Corp of Engineers for development within a flood plain.
3. Post-development run-off may not exceed pre-development run-off.
4. Drainage Impact Analyses and Construction Plans must be submitted to and approved by the Public Works Department Engineering Division prior to issuance of any building permits.

COMMUNICATION TOWERS AND ANTENNA STANDARDS

1. All communication towers shall be camouflaged or disguised to look like natural trees, clock towers, bell steeples, light poles, flagpoles, or other similar alternative designs to conceal the presence of antennas or towers.
2. All antennas that are located on rooftops or atop other structures must adhere to the following aesthetic criteria:
 - a. No rooftop dish antenna may exceed four feet in diameter.
 - b. Antennas placed on rooftops shall be setback from the roof edge a minimum of one foot per foot of antenna height.
3. Setbacks from Residential Zoning Districts – Towers shall be setback from residential zoning districts a minimum of one foot per foot of tower height. Communication tower setback shall be measured from the base of the tower.
4. Landscaping - Tower facilities shall be landscaped with a buffer that effectively screens the view of the tower compound. The use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for, or in supplement toward, meeting landscaping requirements. Landscape buffers shall be a minimum of ten feet in width and located outside the fenced perimeter of the tower compound.
 - a. A row of Class B evergreen trees a minimum of eight feet tall (planted height) and a maximum of ten feet apart shall be planted around the perimeter of the fence; and
 - b. A continuous hedge at least 30 inches high at planting and capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced above.

LANDSCAPING STANDARDS

1. Landscape Strips and Islands
 - a. Street Frontage:

For property within this Overlay District, a landscape strip a minimum of 30 feet in depth must be provided along each property line abutting Interstate 10. A landscape strip averaging 30 feet in depth must be provided along Louisiana Avenue or any other public or private street.

- b. Where interior landscape islands are provided, the minimum area of the island shall be 324 square feet with minimum interior width of 18 feet.
- c. Planting Standards:
 - i. A minimum of one Class A tree with upright growth habits or three Class B trees shall be provided per 50 linear feet of landscape strip, or fraction thereof, measured at the property line. Class A trees shall not be planted in utility easements.
 - ii. Fifty percent of required trees must be evergreen and may be located anywhere within their respective landscape strip provided that the minimum spacing for Class A trees is 30 feet.
 - iii. Fifty percent of the required trees must be Class A trees with upright growth habits.
 - iv. In addition to required trees, the street planting area shall be planted with shrubs and ground cover plantings to the extent that 20% of the area is planted with vegetation other than turf grass.
 - v. Every part of a vehicular use area shall be within 100 feet of the trunk of a tree, with no intervening structures.
- 2. Buffers – Where a sight proof fence is required, a 30 foot planted buffer must also be provided as follows:
 - a. A minimum of 15 feet of this strip may not be located in an easement.
 - b. Three Class B evergreen trees shall be provided per 50 linear feet of landscape strip, or fraction thereof, measured at the property line.
 - c. Natural vegetative features and existing trees shall be incorporated into the site design if practical.

LIGHTING STANDARDS

General

- 1. All lighting shall be directed downward and shielded so that the light source is not visible from off-site.
- 2. The operation of searchlights for advertising purposes is prohibited.

Parking Lot Lighting

- 1. Parking lot lighting poles shall not exceed 35 feet in height.
- 2. Pole lighting shall be located no closer than 15 feet to a property line.
- 3. The minimum area for a landscape island with pole lighting shall be 600 square feet.

SIGN STANDARDS

Freestanding Signs

1. Height

- a. An integrated business center, or an individual business site that is located within 500 feet of the Interstate 10 right-of-way may erect a monument sign that shall not exceed 30 feet in height above ground elevation grade.

Exception: A pole sign with a maximum height of 75 feet above ground elevation grade is allowed on property adjacent to the right-of-way of Interstate Highway 10.

- b. An individual business site located farther than 500 feet from the Interstate 10 right-of-way or an out parcel in any location shall be limited to monument type signs with a maximum height of ten feet and a maximum area of 32 square feet.
2. One multi-tenant sign is allowed per street frontage. Integrated business centers fronting on more than one street may have one sign constructed on the corner of two intersecting streets outside the sight triangle; or two signs, each fronting on a street in such a manner that each sign will advertise on different streets. Businesses that advertise on a multi-tenant sign may not construct an individual freestanding sign.
3. Lighted signs shall be internally lit - no external lighting allowed.
4. Signs must be architecturally related to the buildings they serve.
5. Each lot shall have a maximum of one sign per street frontage
6. Signs shall display only the name, address, and trademark or registered logo. Fuel pricing signs may display only the price and name, trademark or registered logo of the product.
7. Signs may not flash, blink or fluctuate, or be animated.
8. Church identification signs shall display only the church name, service hours, and church related events.
9. Windblown Devices – Use of windblown or inflatable devices of any type is prohibited, including the production of smoke, bubbles, sound or other substances.

Building Signs

1. Signs shall not project higher than top of the building or wall on which it is located, unless specifically approved by the Planning Commission at the time of site plan approval.
2. Signs affixed to canopies shall not exceed 20 square feet.

APPENDIX E

TRADITIONAL NEIGHBORHOOD/NEW URBANIST DEVELOPMENT ORDINANCE NO. O-269-2007 – ADOPTED DECEMBER 4, 2007

TRADITIONAL NEIGHBORHOOD/NEW URBANIST DEVELOPMENT

For brevity throughout these regulations, the terms “Traditional Neighborhood Development” or “TND” are used in place of “Traditional Neighborhood/New Urbanist Development.”

GENERAL PROVISIONS – PURPOSE AND INTENT

Purpose. The purpose of a Traditional Neighborhood/New Urbanist Development is to encourage mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. A TND diversifies and integrates land uses within close proximity to each other and provides for the daily recreational and shopping needs of the residents. A TND is a sustainable, long-term community that provides economic opportunity and environmental and social integration for the residents.

Design. A TND is designed to ensure the development of land as a traditional neighborhood. A TND is characterized by the following design elements:

1. Neighborhoods that are limited in size and oriented toward pedestrian activity;
2. A variety of housing types, shopping, services, and public facilities;
3. Residences, shops, workplaces, and civic buildings interwoven within the neighborhood, all within close proximity;
4. A network of interconnecting streets and blocks that maintains respect for the natural landscape;
5. Natural features and undisturbed areas that are incorporated into the common open space of the neighborhood;
6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles;
7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, and parks woven into the pattern of the neighborhood and dedicated to the collective social activity, recreation, and visual enjoyment of the populace;
8. Civic buildings, common open spaces, and other visual features that act as landmarks, symbols, and focal points for community identity;
9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable, harmonious, and diverse environment;

10. Private buildings that form a consistent, distinct edge and define the border between the public street space and the private block interior;
11. Architecture and landscape that are harmonious and respond to the unique character of the region; and
12. Provides an increased range of options than are allowed by conventional zoning.

OVERVIEW

1. **Size.** A TND consists of an area of not less than fifty (50) contiguous acres. In this Ordinance, property is considered contiguous even if separated by a public roadway.
2. **Areas within the TND.** A TND is divided into at least two types of areas. A TND shall have one Neighborhood Center Area (sometimes referred to as a town center or village center) and at least one Mixed Residential Area. A TND may also have a neighborhood edge area, civic spaces and green spaces.
3. **Neighborhood Center Area.** A Neighborhood Center Area serves as the focal point of a TND, containing retail, commercial, civic, and/or public services, and, to a secondary extent, residential uses, to meet the daily needs of community residents. A Neighborhood Center Area is pedestrian-oriented, and is designed to encourage pedestrian movement. A square may be located in a Neighborhood Center Area. Retail and commercial uses should generally be located adjacent to a square. Neighborhood Center Area uses include, but are not limited to, retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings and to a lesser degree single-family detached dwellings.
4. **Mixed Residential Area.** A Mixed Residential Area includes a variety of residential land uses including single-family residential, duplex, townhouse, and multifamily. Residential scale retail and commercial uses are permitted within a Mixed Residential Area with architectural and land use controls. Retail and commercial uses in a Mixed Residential Area are required to blend into the residential character of the neighborhood. A Mixed Residential Area includes common open spaces such as small squares, pocket parks, community parks, and greenbelts. A Mixed Residential Area promotes pedestrian activity through well-designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed Residential Area uses include single-family homes, condominiums, townhouses, apartments. Non-residential uses may be considered for approval in the Mixed Residential Area. Nothing shall preclude the imposition of restrictive covenants to limit or eliminate retail or commercial uses. Mixed Residential Areas often utilize alleys either public or private. Varying lot sizes are encouraged within the Mixed Residential Area.
5. **Neighborhood Edge Area.** A Neighborhood Edge Area is the least dense portion of a TND, with larger lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular access to the street is permitted. Only single-family residential dwellings are permitted. A Neighborhood Edge Area is appropriate along the perimeter of the neighborhood. A portion of a TND that adjoins existing or platted conventional low-density housing shall be designated as a Neighborhood Edge Area.

6. Civic uses. Civic uses that are oriented to the general public are permitted in a Neighborhood Center Area and Mixed Residential Area. These uses are essential components of the social and physical fabric of a TND. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community. The locations of these major public civic uses should be designated on the overall development plan at the time of approval. Civic spaces should be integrated in residential and commercial areas in the TND.
7. Common open space. Common open space is a significant part of a TND design. These spaces serve as areas for community gathering, landmarks, and as organizing elements for the neighborhood. Common open space includes squares, plazas, greens, preserves, parks, and greenbelts.
8. Streets and alleys. A TND is designed to be pedestrian oriented. To accomplish this goal, street pattern and design is used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected network of streets and alleys is required. Streets may be smaller than in conventional development and more varied in size and form to control traffic and give character to the neighborhood.
9. Definitions.

ACCESSORY BUILDING: A subordinate building or a portion of the main building on a lot, the use of which is customarily incidental, secondary, or minor to that of the main or principal building.

ALLEY: A public or private roadway which affords only a secondary means of access to the rear of abutting property.

APPLICATION: An application filed by the developer for TND zoning and/or subdivision of property.

BUILDING SCALE: The relationship between the mass of a building and its surroundings, including the width of street, common open space, and mass of surrounding buildings. Mass is determined by the three-dimensional bulk of a structure: height, width, and depth.

BUILDING SETBACK, FRONT: The distance from the street right-of-way line to the closest point of the foundation of a building or projection thereof.

CHARRETTE: A technique for consulting with stakeholders in a particular planned development. Charrettes typically involve intense and possibly multi-day meetings, involving municipal officials, developers, and residents.

COMMON OPEN SPACE: Shared use space not utilized for enclosed improvements, including squares, plazas, greens, preserves, parks, and greenbelts, but excluding vehicular use areas.

CONCEPT PLAN: An informal map of a proposed subdivision or a site plan of sufficient accuracy to be used for the purpose of discussion and classification.

CURB RADIUS: The curved edge of streets at an intersection measured at the outer edge of the street curb or of the parking lane.

GREEN: A common open space available for unstructured recreation, its landscaping consisting of grassy areas, trees, shrubs, and other landscaping.

GREENBELT: A series of connected common open spaces that may follow natural features such as ravines, creeks, or streams.

LINE OF SIGHT: The clear sight distance area at an intersection required by motorists, pedestrians, bicyclists and others to view a conflict, make a decision and react to that decision.

LOT LINE: Any of the property lines bounding the lot.

LOT WIDTH: The horizontal distance between side lot lines measured at the front setback.

NET ACRE: An acre of land excluding street rights-of-way and other publicly dedicated improvements such as parks, common open space, and stormwater detention and retention facilities.

PRIVATE OPEN SPACE IMPROVEMENTS: Manmade non-horticultural improvements to open space and to include swimming pools, tennis courts, basketball courts, sports fields, recreation centers, and community meeting halls.

PARK: A common open space, available for recreation, its landscape tending to consist of paths and trails, some open lawn, trees, open shelters, or recreational facilities.

PLAZA: A common open space at the intersection of important streets, set aside for civic purposes and commercial activity, including parking, its landscape tending to consist of durable pavement and formal tree plantings.

PRESERVE: Common open space that preserves or protects a tract of land from development, including without limitations, floodplains, wetlands, protected habitats, environmental or natural features.

PRINCIPAL BUILDING: A building in which the primary use of the lot on which the building is located is conducted.

PUBLIC OPEN SPACE: Common open space that is owned and maintained by the Lafayette Consolidated Government.

RESERVE: A tract of land kept in reserve for future development.

QUEUEING: The use of one travel lane on local streets with parking, usually an intermittent parking pattern, on both sides.

SECONDARY DWELLING UNIT: An additional dwelling unit located within the principal dwelling on the lot, in a freestanding building or above a residential garage.

SERVITUDE: A right by which something, as a parcel of land, is subject to a specified use or enjoyment by another (servitude for utilities, access, construction, drainage, etc.)

SQUARE: Common open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscape tending to consist of paved walks, lawns, trees, and civic buildings.

STREETSCAPE: The area within a street right-of-way that contains sidewalks, street furniture, landscaping, or trees.

TND: A compact, walkable, mixed-use neighborhood where residential, commercial and civic buildings are located within close proximity to each other.

PROCEDURE

The submittal requirements in the City of Lafayette Subdivision Regulations and/or the Lafayette Parish Subdivision Regulations apply to the TND, except to the extent inconsistent with or augmented by this section and, in particular, the following:

1. A pre-application conference with the Planning, Zoning and Codes Department is required prior to submittal of a Concept Plan. At the pre-application conference, there will be consideration of densities of residential and commercial uses, common open space requirements, and other development related issues. The applicant should hold the pre-application conference prior to conducting a Charrette.
2. If the property is located within the City of Lafayette it must be classified as a TND Zoning District. The Concept Plan must be submitted with the request for zoning assignment.
3. Property located in the City of Lafayette must follow the requirements for rezoning as outlined in the Lafayette Zoning Ordinance. The applicant/developer must provide a Concept Plan indicating the areas proposed for the Neighborhood Center Area, Mixed Residential Area, Neighborhood Edge Area, civic use, and common open space. The Concept Plan does not have to be an official plat of survey.
4. Once a TND zoning district is assigned and approved by the Lafayette City-Parish Council, changes to the Concept Plan may be approved by the Lafayette Zoning Commission. The Concept Plan shall be recorded in the Lafayette Parish Clerk of Court's office.
5. Property located within the unincorporated area of Lafayette Parish or the Area of Influence shall meet the general requirements of a TND listed in the Overview Section in order to be considered for approval under the provisions of this Ordinance.
6. Property within a TND shall be subdivided.
7. If located within the City of Lafayette, an application for preliminary plat approval of a TND may only be filed after the rezoning has been approved by the Lafayette City-Parish Council.

8. An overall development plan must be submitted for a TND for approval by the Planning Commission. The overall development plan will be considered the preliminary plat. The overall development plan may be separated into phases for purposes of construction plan submittal and final plat approval. The overall development plan is intended to reflect the overall development concept, and in particular, the communication of traffic, utilities and other improvements between phases.
9. Lots, streets, common open spaces, and other property divisions shall be platted as required by the City of Lafayette Subdivision Regulations or the Lafayette Parish Subdivision Regulations, whichever applies.
10. A final subdivision plat may not be approved unless there has been compliance with the provisions of this Ordinance relating to creation of a Property Owners Association and Land Use Allocations.
11. If a reserve tract is proposed, then the TND must provide for a temporary use until changed. Any change in the temporary use, including a change to a permanent use, must be approved by the Lafayette City-Parish Council.
12. Development Agreement. All TNDs that have received preliminary plat approval according to the provisions stated herein shall be subject to a Lafayette Consolidated Government/applicant agreement prior to or contemporaneous with submittal of construction plans to the Public Works Department. This agreement is designed and intended to reflect the agreement of the Lafayette Consolidated Government and the applicant as to the Development, including without limitation the phasing of construction to insure the timely and adequate provision of public infrastructure improvements. This agreement is also intended to insure balanced intensity of development to avoid overloading existing public facilities during the construction phase. This agreement will be individually negotiated for each phase, but should address the following issues:
 - a. Any agreement on cost sharing for the installation or over-sizing of major utility systems, lines or facilities.
 - b. Any agreement for encroachment of overhangs into servitudes.
 - c. Any agreement on cost sharing for the installation of interior or perimeter roadways or street network.
 - d. Any agreement as to a mandatory construction or dedication schedule for common open space area or improvements, school site(s), landscaping or greenbelt development or other comparable items to be dedicated or constructed for each acre of property within the TND. This requirement is intended to allow the Lafayette Consolidated Government to insure that pre-planned public facilities, improvements or amenities are installed concurrently with other development on the basis of a negotiated formula.
13. In order to insure that the required common open space is allocated for the entire development, in a properly phased fashion as outlined in the development agreement, the Planning Commission staff may discontinue the issuance of building permits until the required common open space is constructed and/or dedicated.

LAND USE ALLOCATIONS

Land use allocations. Each lot within a TND must be allocated particular permitted land use categories. The identification of permitted land uses within all or a portion of a TND may be made by reference to other zoning districts available within the Lafayette Zoning Ordinance.

Neighborhood uses. In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses throughout the TND and not to separate uses. A TND shall consist of a mix of residential uses, a mixed-use area, and common open space as provided below:

1. Mixed Residential Area. For new construction or infill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the TND by including some and/or all of the following:
 - a. Single-family detached dwellings;
 - b. Single-family attached dwellings, including duplexes, townhomes, row houses;
 - c. Multifamily dwellings;
 - d. Secondary dwelling units;
 - e. "Special needs" housing, such as community living arrangements and assisted living facilities;
 - f. Residential units above commercial uses, which shall be considered multifamily units.
2. Mixed-use areas, of commercial, residential, civic or institutional, and common open space uses as identified below. Most of the residences should be within approximately one-quarter (1/4) mile distance from existing or proposed commercial, civic, and/or common open space areas.
3. Commercial uses may include the following:
 - a. Food service (including without limitation, neighborhood grocery store; butcher shop, bakery, restaurant (including the sale and consumption of alcohol), cafe, coffee shop, neighborhood tavern/bar/pub, deli, ice cream parlor, specialty food and/or outside dining patio and sitting area). A drive-thru facility for food service is prohibited;
 - b. Retail use (including without limitation, retail sales, florist, nursery, fuel sales, store selling hardware, stationery, books, drugs, apparel, antiques, furniture, music, pets, toys, and gallery, studio, shop of artist/artisan, and farmers' market);
 - c. Service (including without limitation, child care center, music/dance/exercise studio, office (including professional/medical/financial office and bank), medical clinic, barber/salon, laundromat, educational, dry cleaning, health/fitness, tailor shop, and postal);
 - d. Accommodations (small hotel/inn);
 - e. Club/organization (including fraternal organization).

4. Residential uses may include the following, for sale or rent:
 - a. Single-family attached dwelling, including duplex, townhome, row house;
 - b. Multifamily dwelling;
 - c. Residential unit/s located on upper floors above commercial uses or to the rear of storefronts;
 - d. Live/work unit that combines a residence and the resident's workplace;
 - e. "Special needs" housing, such as community living arrangement and assisted living facility.
5. Civic or institutional uses may include the following:
 - a. Municipal office, fire station, library, museum, community meeting facility, and post office;
 - b. Place of worship;
 - c. Transit shelter;
 - d. Philanthropic institution;
 - e. Educational facility.
6. Office uses may include the following:
 - a. Art gallery and studio;
 - b. Bank;
 - c. Child care center;
 - d. Club;
 - e. Office;
 - f. Medical clinic.
7. Common open space uses may include the following:
 - a. Central square;
 - b. Neighborhood park;
 - c. Recreational facility;
 - d. Playground.

UTILITY AND DRAINAGE SERVITUDES

Servitudes for public utilities and drainage ways shall be provided in the widths and locations deemed necessary by the appropriate Department of the Lafayette Consolidated Government. The servitudes shall be dedicated to the Lafayette Consolidated Government for its use and benefit, as well as for the benefit of such utility providers as the Lafayette Consolidated Government may authorize to utilize same.

Encroachments including but not limited to balconies and overhangs shall not be allowed in any servitudes that include or may include major utility equipment (i.e., transformers, fire hydrants, major valves, switching cabinets, etc.)

GUIDELINES FOR GARAGES AND SECONDARY DWELLING UNITS

Garages and secondary dwelling units may be placed on a single-family detached residential lot within the principal building or an accessory building provided that the secondary dwelling unit shall be no larger than five hundred (500) square feet. Garage doors shall have a minimum setback of twenty feet (20') behind the façade of the principal structure when accessed from the front property line.

PROPERTY OWNERS ASSOCIATION

1. Conditions, covenants, and restrictions for the property located within a TND must be filed in the Office of the Lafayette Parish Clerk of Court by the owners before a final subdivision plat may be approved, a lot sold, or a building permit issued.
2. Conditions, covenants, and restrictions shall contain the following:
 - a. Create a property owners association with mandatory membership for each property owner;
 - b. Establish architectural standards that are in conformity with the requirements of this Ordinance;
 - c. Create an architectural control committee to review development for compliance with the architectural standards and issue certificates of approval;
 - d. Provide for the ownership, development, management, and maintenance of private open space (except those owned by individual property owners), community parking facilities, and other common areas and facilities;
 - e. Provide for the maintenance of the landscaping and trees within the streetscape;
 - f. Require the collection of assessments from members in an amount sufficient to pay for its functions;
 - g. Be effective for a term of not less than 50 years;
 - h. Require that the property owners association address the disposition and management of private open space, community parking facilities, and other common areas before it may be dissolved.

ARCHITECTURAL STANDARDS

1. The conditions, covenants, and restrictions should establish architectural standards for the property within a TND. The standards should comply with this section.
2. The architectural standards shall achieve the following objectives:
 - a. Architectural compatibility;
 - b. Human scale design;
 - c. Integration of uses;
 - d. Encouragement of pedestrian activity;
 - e. Buildings that relate to and are oriented toward the street and surrounding buildings;
 - f. Residential scale buildings in mixed residential areas;
 - g. Buildings that contain special architectural features to signify entrances to the Neighborhood Center Area and important street intersections; and
 - h. Neighborhood Center Area buildings that focus activity on the neighborhood square.

COMMON OPEN SPACE

The following common open space requirements apply within a TND. At least twenty percent (20%) of the gross acreage of the TND District must be common open space. However, depending on the overall size of the development and the densities proposed, the Planning Commission may reduce the amount of required open space to no less than fifteen (15%) percent.

Ninety percent (90%) of the lots within the areas devoted to mixed residential uses shall be within a one-quarter (1/4) mile distance from common open space. At least twenty-five percent (25%) of the common open space shall be dedicated as parkland.

1. The following uses may account for common open space with the stated limitations:
 - a. Parks, open greenbelt areas, and other recreational space which are readily accessible must account for not less than twenty-five percent (25%) of the common open space.
 - b. Trees along thoroughfare types located within designated landscape common areas or landscape servitude and located within a street right-of-way may only constitute twenty-five percent (25%) of the common open space. There should be a minimum average of one (1) street tree on each side of the street per forty feet (40') of frontage. Depending upon the type of street tree, the spacing may be greater than described above. However, common open space within vehicle use areas or any noncontiguous green area of less than five hundred (500) square feet may not be included.

- c. Unpaved lakes, ponds, bayous, streams, or creeks, including stormwater retention basins provided that they are designed so that a minimum of twenty percent (20%) of the abutting shoreline is made accessible for the common use of the development, but in no event less than three hundred feet (300') of frontage.
 - d. Storm water detention basins of not less than one (1) acre; but may not exceed twenty-five percent (25%) of the common open space and must be designed to provide for acceptable maintenance and upkeep of the detention basin.
 - e. Golf courses may account for up to fifty percent (50%) of the common open space provided that the course is open to the public. If a golf course is proposed as part of the TND it shall be designed to adhere to the concepts stated herein with regards to the street network to the extent practical.
 - f. Natural wetlands shall not exceed fifty percent (50%) of common open space plus any natural wetlands reasonably visible from interpretive walkways provided in and through the wetland.
 - g. Hard surface recreation areas such as recreational courts and pedestrian plazas may account for up to twenty-five percent (25%) of the common open space.
 - h. Servitudes with existing below ground utilities and/or facilities with a width of not less than thirty feet (30').
 - i. Electrical transmission line servitudes with a width not to exceed one-hundred fifty feet (150') in commercial and residential areas only, and must be improved, recreational use areas available to the public. Construction plans for said improvements shall be approved by the owner and operator of said transmission lines prior to construction beginning.
 - j. School sites, library sites, outside hard surface recreational areas, not to exceed twenty percent (20%) of the common open space, excluding the area devoted to buildings.
 - k. An existing building or buildings that have historical or cultural significance may be located in a common area space; however, the enclosed building area may not be included in the common open space requirement.
2. Common open space shall not include:
- a. Required elements such as:
 - i. Yards which are not accessible for the common use of the development;
 - ii. Parking areas, unless consideration is given to pervious surface treatment;
 - iii. Drives, unless consideration is given to pervious surface treatment;
 - iv. Except as provided in Subsection 1, i. above, utility with above ground improvements or road servitudes;
 - v. Paved coulees or creeks.
 - b. Structures (unless a part of the common open space such as gazebos);

- c. Required unimproved drainage ditches or canals; and
 - d. Areas reserved for the exclusive use and benefit of an individual tenant or owner.
3. Common open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the TND through covenant, deed restriction, common open space servitude, or similar legal instrument; or, if agreed to by the Lafayette Consolidated Government, the common open space may be conveyed to the Lafayette Consolidated Government for the use of the general public.
 4. In the event land shown on a preliminary plat (as hereinafter defined) as common open space is dedicated to the Lafayette Consolidated Government, the government may, but shall not be required to, accept the common open space provided: (a) such land is accessible to the residents of the Parish; (b) there is no cost of acquisition other than the costs incidental to the transfer of ownership; and (c) the Lafayette Consolidated Government agrees to and has access to maintain such lands.
 5. Common open space shall be protected against building development and environmental damage by conveying to the Lafayette Consolidated Government, association, or land trust a common open space servitude restricting the area in perpetuity against any future building and against the removal of soil, trees and other natural features.

DRAINAGE

Applicable drainage provisions. The drainage provisions of the City of Lafayette Subdivision Regulations or the Lafayette Parish Subdivision Regulation apply to development in a TND.

Planning and engineering. Drainage planning and engineering for a TND shall be for the development as a whole.

Design. In designing drainage facilities, impervious cover calculations shall assume maximum impervious cover for each lot within the TND.

Plat approvals. A final plat may not be approved unless a master drainage plan for the entire TND has been approved by the Director of the Public Works Department or his designee. A final plat shall not be approved unless adequate drainage facilities are provided for all property within the plat.

LANDSCAPING

The Public Works Department shall have the right to dictate types of trees that may be planted in the public right-of-way for any development, whether in the City or Parish of Lafayette. In addition, plantings in the public right of way at intersections shall be reviewed for the appropriate line of sight distance, according to Chapter 86, Article VIII, Section 86-102 Sight Triangle - Obstruction of View at Intersections of the Lafayette Consolidated Government Code of Ordinances.

Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Where screening is required by this Ordinance, it shall be at least three feet (3') in height, unless otherwise specified. Required screening shall be at least fifty percent (50%) opaque throughout the year. Required screening shall be satisfied by one (1) or some combination of a decorative fence not less than fifty percent (50%) behind a continuous landscaped area, a masonry wall, or a hedge.

1. A comprehensive landscaping plan, which establishes coordinated landscaping guidelines, is required for the entire TND and shall be provided by a licensed landscape architect.
2. Trees along streets.
 - a. A minimum of one (1) deciduous canopy tree per forty feet (40') of frontage, or fraction thereof, shall be required. Trees may be clustered and need not be evenly spaced, subject to further provisions as set forth herein.
 - b. Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete.
 - c. Native shade trees which grow to a minimum height of forty feet (40') at maturity should be planted along all streets at a minimum average spacing which is appropriate for the specified trees.
 - d. Trees shall have a minimum caliper of two and one-half inches (2 ½") at the time of planting.
3. Parking area landscaping and screening for surface parking lots.
 - a. All parking and loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or users, should provide a landscaped area at least five feet (5') wide along the public street or sidewalk; screening minimum of forty-two (42") inches in height and not less than fifty percent (50%) opaque; and one (1) tree for each twenty-five linear feet (25') of parking lot frontage.
 - b. The corners of parking lots, "islands," and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation may include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
 - c. For all parking lots with more than six (6) spaces, the landscaped area shall be comprised of a minimum of twenty percent (20%) of the total parking lot area.
4. A landscaping plan is required for structured parking.

SETBACKS

1. Building setback, front – Mixed-Use Area. Structures in the mixed-use area have no minimum setback except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches). Commercial and civic or institutional buildings should abut the sidewalks in the mixed-use area except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches).
2. Building setback, front – Mixed Residential Use Area. Single-family detached residences shall have a building setback in the front between zero (0') and twenty-five feet (25') except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches). Single-family attached residences and multifamily residences shall have a building setback in the front between zero (0') and fifteen feet (15') except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches).
3. Building setback, garage – In residential areas, garage doors which face the front of a lot shall be placed a minimum of twenty feet (20') beyond the setback of the principal structure.
4. Building setback, rear – Mixed Residential Use Area. The principal building on lots devoted to single-family non alley-loaded detached residences shall be setback no less than five feet (5') from the rear lot line except where utility servitudes are required, in which case the minimum shall be behind the said servitude (including niches).
5. Side setbacks. Provision for zero (0') lot line single-family dwellings should be made, provided that a reciprocal access servitude is recorded for both lots and townhomes or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard through means other than the principal structure and provided that there are no utility servitudes required. If utility servitudes are required, the minimum setback shall be behind the said servitude (including niches).
6. Side setbacks. All side setbacks shall meet the minimum required by the most current addition of the applicable building code – International Building Code or International Residential Code.

LOT AND BLOCK STANDARDS

1. Local Streets. Blocks shall not exceed eight hundred feet (800') in length along local streets. The minimum block length for local streets shall be two hundred feet (200') or be sufficient to accommodate two (2) tiers of lots.
 - a. For any development wherein lots are subdivided and a public or private street is proposed which equals or exceeds eight hundred feet (800') in length, provision for cross streets extending to the property line within each eight hundred foot (800') interval, thereby creating two (2) or more blocks shall be provided and constructed. In the case of public streets, said cross streets shall be dedicated to the public.
 - b. For any development in which lots are being created along the length of an existing public or private street, and the cumulative length of frontage for said lots equals or exceeds eight hundred feet (800'), a cross street extending to the rear property line of said lots, thereby dividing said lots into two or more blocks shall be provided for each eight hundred feet (800') in frontage.

2. Collectors. Blocks shall not exceed two thousand feet (2,000') and shall not be less than one thousand feet (1,000') along collector streets.

For any development in which lots are being created along the length of an existing public street, and the cumulative length of frontage for said lots equals or exceeds two thousand feet (2,000'), a cross street extending to the rear property line of said lots, thereby dividing said lots into two or more blocks shall be provided for each two thousand feet (2,000') in frontage.

3. Arterials - Major and Minor. Blocks shall not exceed feet (5,000') and shall not be less than two thousand feet (2,000') in length along major arterials and/or minor arterials.

For any development in which lots are being created along the length of an existing public street, and the cumulative length of frontage for said lots equals or exceeds five thousand feet (5,000'), a cross street extending to the rear property line of said lots, thereby dividing said lots into two or more blocks shall be provided for each five thousand feet (5,000') in frontage.

4. Measurement Criteria. Block lengths are to be determined by the measurement along the face of a block (i.e., congruent with street right-of-way lines) from street intersection to another street intersection, where such streets provide cross traffic circulation (not cul-de-sac streets or loop streets).
5. Lot widths. Lot widths should create a relatively symmetrical street or road cross section that reinforces the public space of the street or road as a simple, unified public space.
6. Access to alleys. Direct vehicular access from a lot to an alley in the TND is permitted and preferred. Direct vehicular access from a lot to a street is not permitted, except as provided in this section.
7. Exception. Direct vehicular access from a lot to a street is permitted in situations where topographical conditions and/or insufficient lot depth to permit the use of an alley exists, or where the Commission otherwise deems it appropriate.
8. Lot arrangements. The side lines of lots in subdivisions shall be approximately at right angles to straight street lines or radial to curved street lines, unless site conditions dictate otherwise. An arrangement placing adjacent lots at right angles to each other shall be avoided.
9. Lots front streets. Each lot, except a lot that fronts on a common open space and abuts an alley, shall front a public or private street.

STREET NETWORK

1. The circulation system shall allow for different modes of transportation.
2. The circulation system shall provide functional and visual links within the residential areas, mixed-use area, and common open space of the TND and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes, especially off-street bicycle or multi-use paths or bicycle lanes on the streets where required and ADA-approved crosswalks and sidewalks, control through traffic, provide adequate transit stops, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the TND.

3. The street network of the TND shall be connected to existing street. TND streets should be laid out to allow extensions to future neighborhoods. Dead-end streets are prohibited unless topographical conditions offer no practical alternative for connectivity, as determined by the Director of the Traffic and Transportation Department or his designee.
4. Design of streets.
 - a. General.
 - i. Streets consist of moving lanes, parking lanes, curbs or swales, planters, trees, streetlights and sidewalks.
 - ii. Street types shall be designated in the overall development plan.
 - iii. Streets passing from one (1) use area to another shall change appropriately except those designated as a collector in the overall development plan.
 - iv. The exact locations of trees and lights along streets may be adjusted for specific conditions, such as building entrances.
 - v. Streets that exist in or near a TND at the time of rezoning, and are consistent with the intent of this Ordinance, may become an approved standard for use in that TND. An example of such a condition is commonly found in a nearby historic neighborhood.
 - vi. Striping on formal parked streets is required. Striping shall be completed prior to final plat approval.
 - vii. The full width of all alleys shall be designated a utility servitude. Only in the absence of alleys and where deemed necessary by the appropriate Department of the Lafayette Consolidated Government are utility servitudes permitted elsewhere.
 - viii. All streets within a TND shall terminate at other streets, forming a network. Cul-de-sacs shall be granted only when justified by site conditions.
 - b. Design of streets in commercial areas.
 - i. All lots shall front on a street, except that a maximum of twenty percent (20%) of lots served by a rear alley may front on a common open space.
 - ii. Streets may intersect at no less than a 60-degree angle.
 - c. Design of streets in civic areas. Streets affronting civic buildings or civic spaces shall follow the standards of the underlying use area.

CORNER RADII

The roadway edge at street intersections shall be rounded by a tangential arc with a minimum radius of ten feet (10') for local residential streets, fifteen feet (15') for local commercial streets and twenty-five feet (25') for intersections involving collector or arterial streets. Deviations from these minimum standards must be approved by the Director of the Traffic and Transportation Department or his designee.

GEOMETRY

1. Street jogs and offsets shall be permitted as follows, with deviations from these minimum standards requiring approval by the Director of the Traffic and Transportation Department or his designee:
 - a. along residential streets a minimum of seventy-five feet (75');
 - b. along commercial streets a minimum of one hundred feet (100')
 - c. along arterial and collector streets a minimum of one hundred twenty-five feet (125').
2. On TND local streets, the permitted centerline radius for streets with a design speed of twenty-five (25) mph and no superelevation is one hundred fifty feet (150'). The minimum length of the centerline curve shall be seventy-five feet (75').
3. On TND local streets, the permitted minimum centerline radius for streets with a design speed of twenty (20) mph and no superelevation is ninety feet (90'). The minimum length of the centerline curve shall be seventy-five feet (75').

LINE OF SIGHT

All intersections shall be reviewed for the appropriate line of sight distance. The line of sight shall be based upon the Chapter 86, Article VIII, Section 86-102 Sight Triangle - Obstruction of View at Intersections of the Lafayette Consolidated Government Code of Ordinances. No buildings, structures, parking or plantings shall be allowed within the line of sight.

PEDESTRIAN CIRCULATION

Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the TND. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides. The following provisions also apply:

1. Sidewalks in residential areas. Sidewalks shall be a minimum five feet (5') in width. Sidewalks shall be provided along both sides of each street in residential areas. For pedestrian safety, sidewalks shall be separated at least three feet (3') from the curb in areas of single-family detached dwelling units. In areas of multifamily and attached single-family dwellings, pavement may extend between the required pedestrian sidewalk and the street curb, provided a minimum five-foot (5') unobstructed pedestrian sidewalk is provided.
2. Sidewalks in mixed-use areas. Sidewalks shall be a minimum of five feet (5') in width. Sidewalks shall be provided along both sides of each street type located within a mixed-use area. Within mixed-use areas, pavement may extend between the required pedestrian sidewalk and the street curb provided a minimum five-foot (5') unobstructed pedestrian sidewalk is provided, and that there be a minimum six-foot (6') street tree buffer between the pedestrian sidewalk and the curb on both sides of the roadway.
3. Disabled accessibility. Sidewalks shall comply with the applicable requirements of the ADA.

4. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials or texture at the edges.

BICYCLE CIRCULATION

Bicycle circulation should be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site should be preserved and enhanced. Facilities for bicycle travel may include off-street bicycle paths (generally shared with pedestrians and other non-motorized users) and separate, striped, five-foot (5') bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width should be fourteen feet (14').

PUBLIC TRANSIT ACCESS

Where public transit service is available or planned, convenient access to transit stops should be provided. If provided, access to the transit stops should be within a five (5) minute walk from all residences. Where transit shelters are provided, they should be placed in highly visible locations that promote security through surveillance, and should be well lighted.

MOTOR VEHICLE CIRCULATION

Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as queuing streets, curb extensions, traffic circles, and medians should be used to encourage slow traffic speeds.

JOINT ACCESS DRIVEWAYS

A system of joint uses driveways and cross access servitudes shall be established wherever feasible within the TND. Building sites shall incorporate the following:

1. An access and circulation system that includes coordinated or shared parking areas wherever feasible.
2. Stub-outs and other design features to make it visually obvious that the abutting properties must be tied in to provide cross access via a service drive.

PARKING REQUIREMENTS

The requirements for parking spaces shall be as listed elsewhere in the Lafayette Zoning Ordinance or the Lafayette Parish Subdivision Regulations unless stated otherwise herein. Parking areas for shared or community use should be encouraged. In addition:

1. In the mixed-use area, the primary parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified in paragraph 9, below.
2. A parking lot or garage in most instances should not be adjacent to or opposite a street or intersection.
3. In the mixed-use area, a commercial use must provide one (1) parking space for every four hundred feet (400') of gross building area.

4. Parking lots or garages must provide not less than one (1) bicycle parking space for every ten (10) motor vehicle parking spaces.
5. Adjacent on-street parking may apply toward the minimum parking requirements.
6. In the mixed residential areas, parking may be provided on-site. A minimum of one (1) off-street parking space with unrestricted ingress and egress shall be provided for each secondary dwelling unit.
7. Multifamily uses must provide one (1) parking space for every first bedroom and 0.5 parking spaces for each additional bedroom.
8. In residential areas, garage doors which face the front of a lot shall be placed a minimum of twenty feet (20') beyond the setback of the principal structure. However, the Planning Commission may modify this requirement for no more than twenty percent (20%) of the dwelling units if warranted by topography or other environmental conditions.
9. In non-residential areas, parking lots in most instances should be located to the rear or side of buildings. Side parking lots shall account for no more than twenty-five percent (25%) of parking per site, and shall be screened from sidewalks by a combination of low walls or fences and landscaping.
10. In the case of commercial or office uses which have shop or store fronts adjacent to sidewalks and streets, parking along the street directly in front of the lot shall count toward fulfilling the parking requirements.
11. The required number of spaces for commercial and office uses may be further reduced by demonstrating the use of shared parking.
12. If a developer desires additional customer parking for non-residential uses, it shall be provided on grassy, pervious surfaces (of reinforced/plastic grid, reinforced block or similar material) which are adequate to sustain parked vehicles.
13. Non-residential off-street parking should be located in parking lots located behind the buildings, internal to the block.
14. Parking shall be accessed by alley or rear lane, when available. However, there shall be no parking in an alley or lane.
15. Parking shall be prohibited within thirty feet (30') of intersections to enable public service and emergency vehicles adequate turning radii, and in mid-block sections such that emergency vehicles can park and operate within one hundred twenty-five feet (125') of all buildings on the block.
16. Required parking must be provided within a five (5) minute (one-quarter (1/4) mile) radius of the site which it serves.
17. The location of permitted parking along streets should be coordinated to allow access to mail boxes. A central mail delivery location for all or a portion of the lots may be provided as opposed to individual deliveries to lots.
18. Parking lots greater than two (2) double loaded parking rows should be carefully arranged to minimize breaks between pedestrian destinations.

19. Shared parking.

- a. If an office use and a retail use share parking, the parking requirement for the retail use may be reduced by twenty percent (20%), provided that the reduction shall not exceed the minimum parking requirement for the office use.
- b. If a residential use shares parking with a retail use other than lodging uses, eating and drinking establishments or entertainment uses, the parking requirement for the residential use may be reduced by thirty percent (30%), provided that the reduction does not exceed the minimum parking requirement for the retail and service use.
- c. If an office and a residential use share off-street parking, the parking requirement for the residential use may be reduced by fifty percent (50%), provided that the reduction shall not exceed the minimum parking requirement for the office use.
- d. The required number of spaces for commercial, office, civic, and multifamily uses may be further reduced by demonstrating the use of shared parking.

20. Parking structures may have adjacent commercial uses.

SIGNAGE

Comprehensive sign guidelines are required for the entire TND. Such guidelines shall be submitted to the Planning Commission. Signs within the TND shall share a common style as to sizes, shapes and material permitted.

LIGHTING

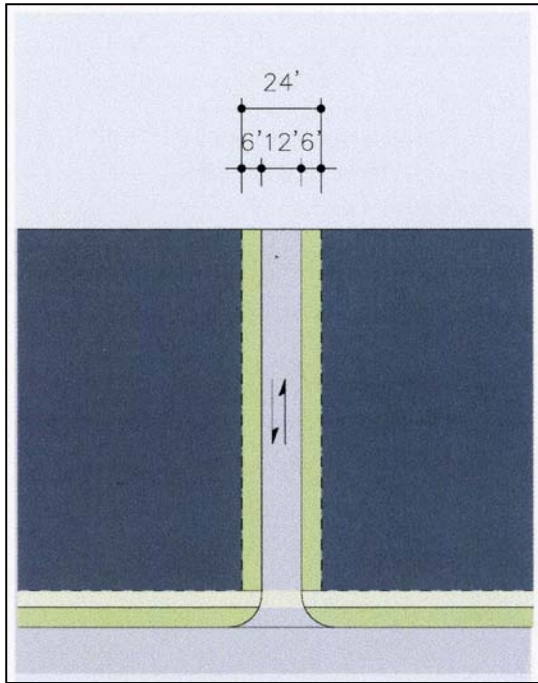
Lighting along streets, including pedestrian scale lighting, shall be provided along all streets. Streetlights shall be installed on both sides of the street at intervals of not greater than seventy-five feet (75'). Generally more, smaller lights, as opposed to fewer, high-intensity lights, should be used. However, for all TND's with Lafayette Utilities System electrical facilities, the Lafayette Utilities System Standards for Arterial Street Lighting "Red Book" shall be adhered to at all times.

Lighting structures should be architecturally compatible with the surrounding area. Lighting shall be shielded and directed downward in order to reduce glare onto adjacent properties.

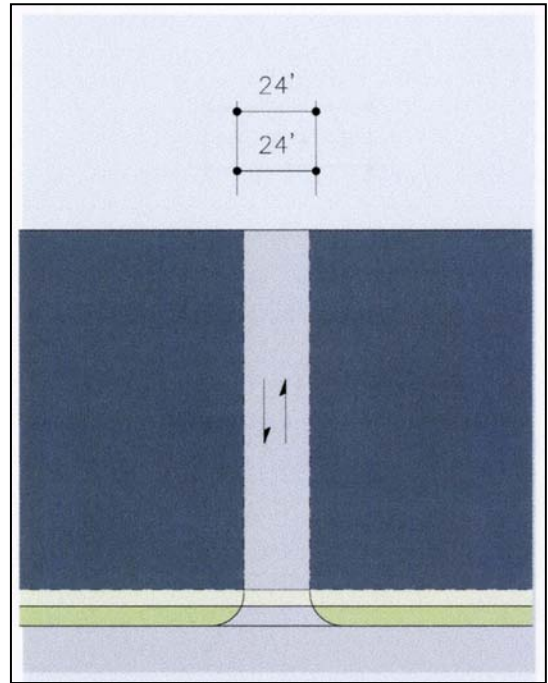
STREET CROSS SECTIONS

TND street cross sections are featured in Attachments 1-6. The applicant may propose additional street cross sections specific to the proposed development with the preliminary plat. All pavement construction requirements shall be in accordance with the City of Lafayette Subdivision Regulations. Any proposed street cross sections differing from those contained in the attachments shall be required to be reviewed and approved by the Planning Commission.

STREET ASSEMBLIES



**REAR LANE/ALLEY – PRIVATE
SECONDARY ACCESS ONLY**

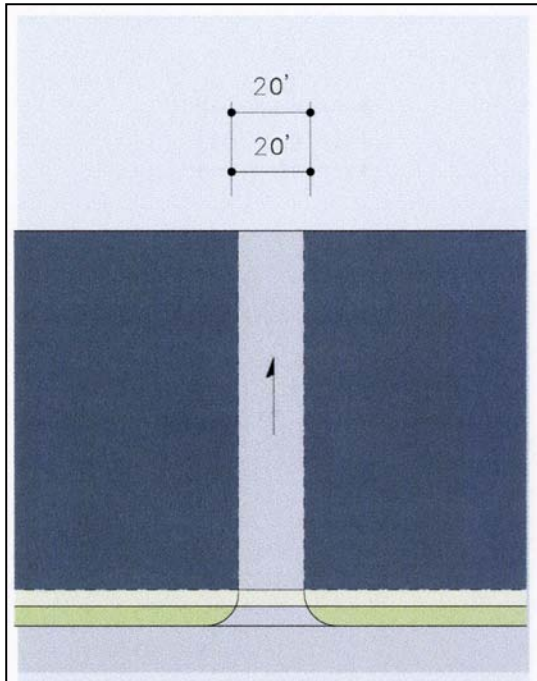


**REAR LANE/ALLEY – SECONDARY ACCESS
OR PRIVATE STREET -PRIMARY ACCESS**

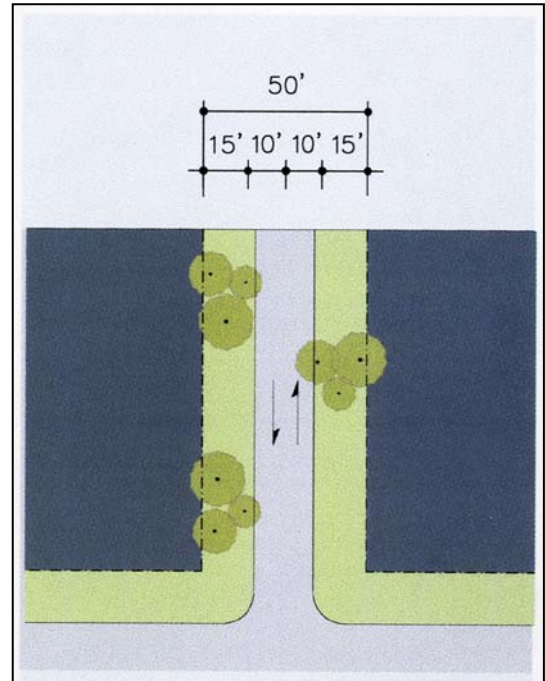
<i>24 feet</i>	Right-of-Way Width	<i>24 feet</i>
<i>12 feet</i>	Pavement Width	<i>24 feet</i>
<i>10 MPH</i>	Design Speed	<i>10 MPH</i>
<i>3.5 seconds</i>	Pedestrian Crossing Time	<i>6.5 seconds</i>
<i>2 lanes</i>	Traffic Lanes	<i>2 lanes</i>
<i>none</i>	Parking Lanes	<i>none</i>
<i>none</i>	Curb Type	<i>none</i>

*****On street parking is not allowed.*****

STREET ASSEMBLIES



**PRIVATE STREET – ONE WAY
PRIMARY ACCESS**

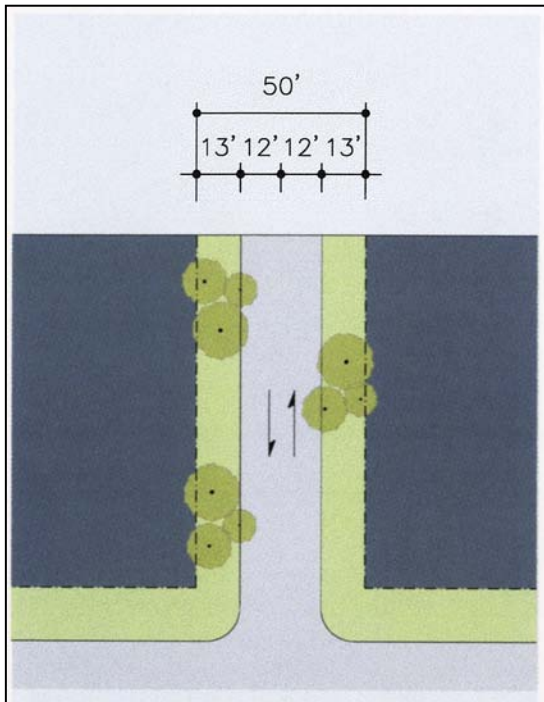


RESIDENTIAL STREET

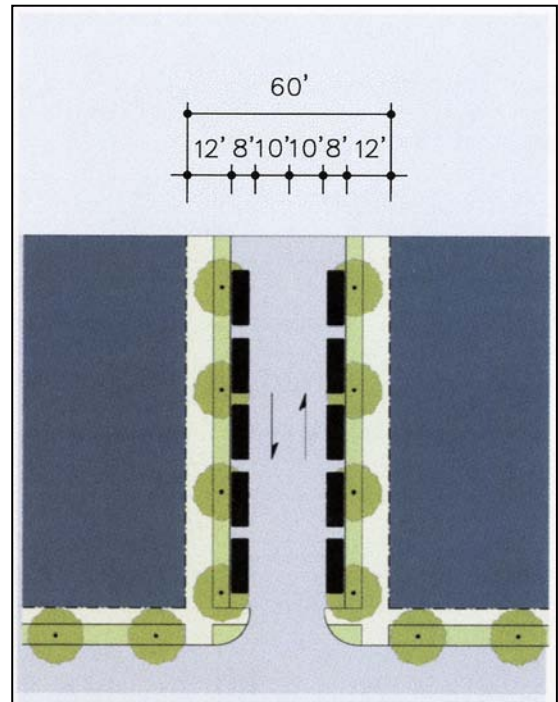
<i>20 feet</i>	Right-of-Way Width	<i>50 feet</i>
<i>20 feet</i>	Pavement Width	<i>20 feet</i>
<i>10 MPH</i>	Design Speed	<i>15 MPH</i>
<i>6.5 seconds</i>	Pedestrian Crossing Time	<i>5 seconds</i>
<i>1 lane</i>	Traffic Lanes	<i>2 lanes</i>
<i>none</i>	Parking Lanes	<i>none</i>
<i>none</i>	Curb Type	<i>barrier</i>
<i>none</i>	Sidewalks	<i>5 foot</i>

On street parking is not allowed.

STREET ASSEMBLIES



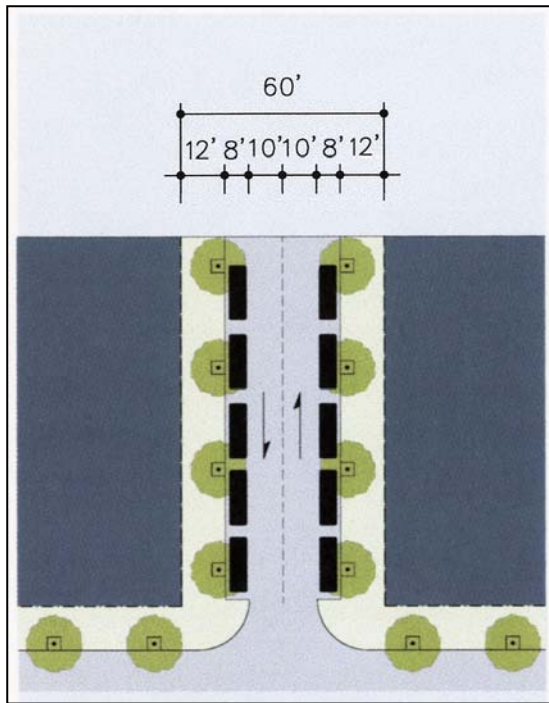
RESIDENTIAL STREET



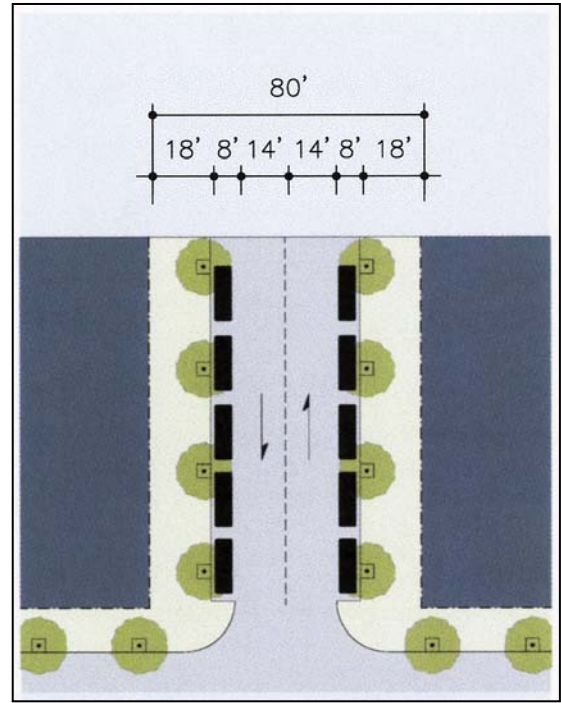
RESIDENTIAL OR COMMERCIAL STREET

<i>50 feet</i>	Right-of-Way Width	<i>60 feet</i>
<i>24 feet</i>	Pavement Width	<i>36 feet</i>
<i>20 MPH</i>	Design Speed	<i>20 MPH</i>
<i>6.5 seconds</i>	Pedestrian Crossing Time	<i>5.5 seconds</i>
<i>2 lanes</i>	Traffic Lanes	<i>2 lanes</i>
<i>allowed – not striped</i>	On Street Parking	<i>both sides @ 8 feet marked</i>
<i>mountable</i>	Curb Type	<i>barrier</i>
<i>5 foot</i>	Sidewalks	<i>5 foot</i>

STREET ASSEMBLIES



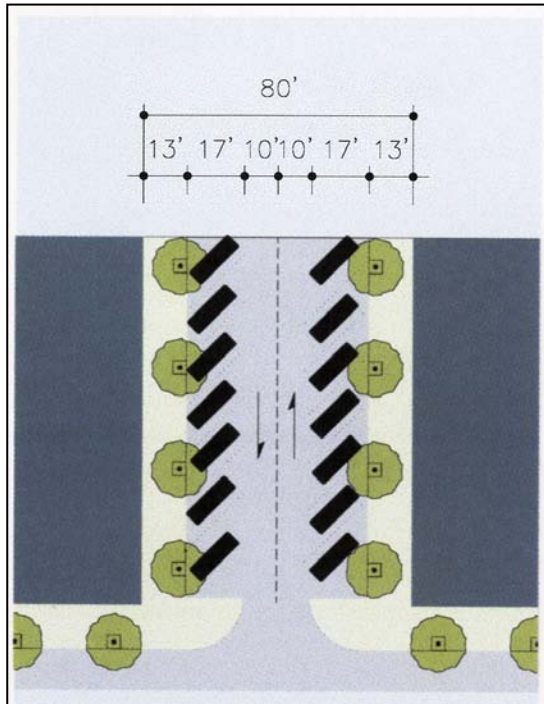
COMMERCIAL OR RESIDENTIAL STREET



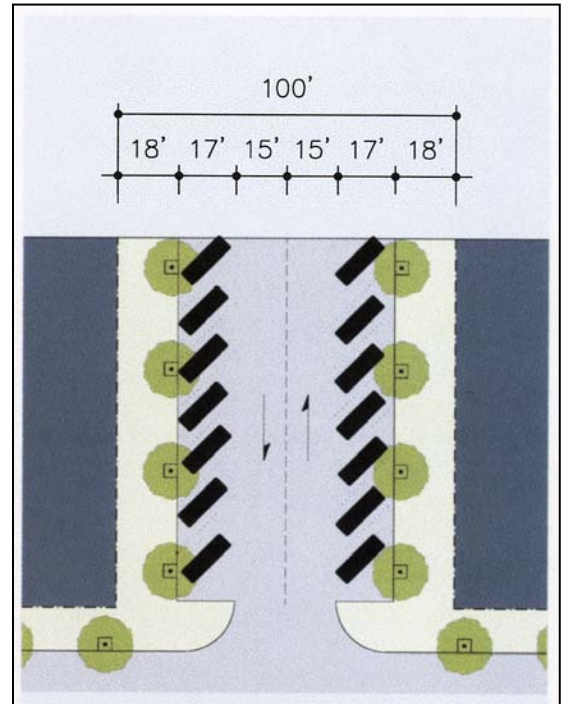
COMMERCIAL OR RESIDENTIAL STREET

<i>60 feet</i>	Right-of-Way Width	<i>60 feet</i>
<i>36 feet</i>	Pavement Width	<i>36 feet</i>
<i>25 MPH</i>	Design Speed	<i>20 MPH</i>
<i>10 seconds</i>	Pedestrian Crossing Time	<i>5.5 seconds</i>
<i>2 lanes</i>	Traffic Lanes	<i>2 lanes</i>
<i>both sides @ 8 feet marked</i>	On Street Parking	<i>both sides @ 8 feet marked</i>
<i>barrier</i>	Curb Type	<i>barrier</i>
<i>12 foot</i>	Sidewalks	<i>18 foot</i>

STREET ASSEMBLIES



COMMERCIAL STREET

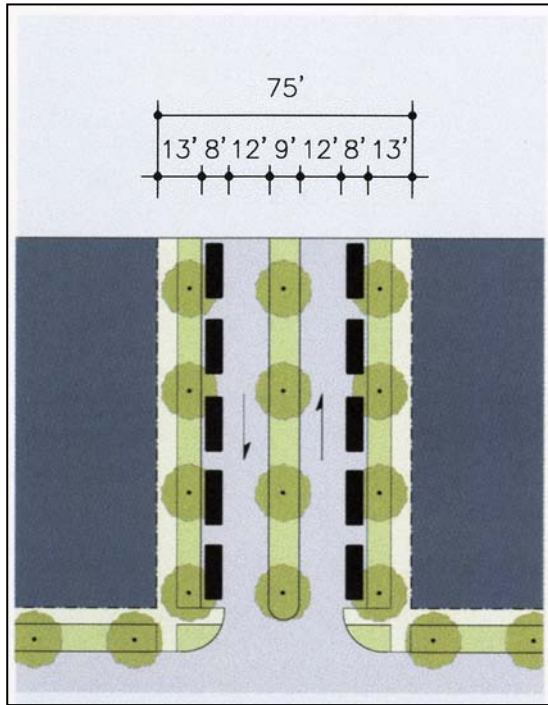


COMMERCIAL STREET

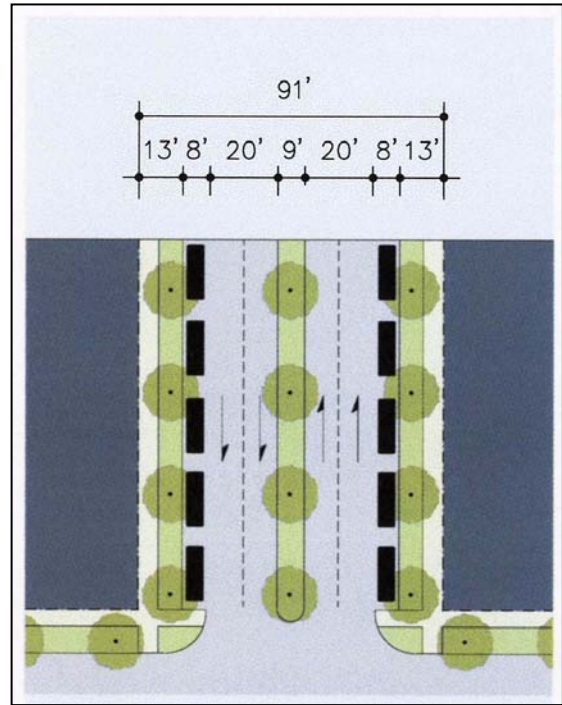
<i>80 feet</i>	Right-of-Way Width	<i>100 feet</i>
<i>54 feet</i>	Pavement Width	<i>64 feet</i>
<i>25 MPH</i>	Design Speed	<i>25 MPH</i>
<i>8 seconds</i>	Pedestrian Crossing Time	<i>8 seconds</i>
<i>2 lanes</i>	Traffic Lanes	<i>2 lanes</i>
<i>both sides @ 17 feet marked</i>	On Street Parking	<i>both sides @ 17 feet marked</i>
<i>curb</i>	Curb Type	<i>curb</i>
<i>13 foot</i>	Sidewalks	<i>18 foot</i>

90° parking is not allowed. Angled parking shall be between 45° and 60°.

STREET ASSEMBLIES



**COMMERCIAL OR RESIDENTIAL
STREET**



**COMMERCIAL OR RESIDENTIAL
STREET**

75 feet	Right-of-Way Width	90 feet
40 feet	Pavement Width	56 feet
25 MPH	Design Speed	25 MPH
13 seconds	Pedestrian Crossing Time	13 seconds
2 lanes	Traffic Lanes	4 lanes
both sides @ 8 feet marked	On Street Parking	both sides @ 8 feet marked
barrier	Curb Type	barrier
5 foot	Sidewalks	5 foot

Median plantings are not allowed within the required line of sight distances at intersections.

U-turns are not allowed with an 8 foot median.

Turnlanes in medians must be approved by the Traffic and Transportation and Public Works Departments. Widening of median may be required.